



📍 Longmead Farm New Road, Coulston, Westbury, Wiltshire, BA13 4GG

🏠 Guide Price £425,000

A well presented 2 bedroom mobile home and smallholding with an excellent range of outbuildings, stabling and paddocks., set in a superb rural position.

- Superb Smallholding For Sale
- Temporary Agricultural Occupancy Condition Granted Until February 2029
- Scope To Establish A Permanent Agricultural Occupancy Home
- In All About 9.12 Acres
- Manège And Stables
- Barns & Workshops
- 2 Bedroom Mobile Home In Excellent Order
- Excellent Outriding
- Cash Buyers Only

🏡 Freehold

🏠 EPC Rating



A wonderful rural smallholding with paddocks, outbuildings, a manège and stables together with a smart 2 double bedroom mobile home. In all about 9.12 acres. This has been granted a temporary agricultural occupancy condition until February 2029- The occupation of the accommodation hereby permitted shall be limited to a person solely or mainly working, or last working, in agriculture or in forestry in the locality, or a widow or widower of such a person, and to any resident dependants.

It is understood that there is scope to make it a permanent agricultural occupancy subject to earning £25,000 per annum off the land each year.

The whole site has been beautifully maintained by the current owners who installed the 40ft x 20ft mobile home on the site in 2023. Internally the accommodation briefly comprises two double bedrooms, bathroom and separate shower room, a utility and an open plan kitchen/living/dining space.

Outside there are level paddocks, a triple bay carport and secure gated parking for a good number of vehicles. In addition, there are 9 stables adjoining a manège, a hay barn, a 40ft workshop and a substantial 43ft barn.

Planning has been approved with conditions, for the erection of a temporary rural workers dwelling for a further temporary period (February 2029). For further details go to [wiltshire.gov.uk](https://www.wiltshire.gov.uk), under the planning reference PL/2025/05420.

Situation

Longmead Farm is beautifully situated in a rural position between the villages of Coulston, Marston and Erlestoke, with wonderful countryside walks and outriding right on the doorstep. The adjoining villages of Erlestoke and Edington provide useful facilities including an excellent public house- the Three Daggers, a micro brewery and farm shop in Edington and a Golf Club in Erlestoke, whilst the local bus route provides access to the primary and secondary schools in Great Cheverell and Market Lavington. The renowned Dauntsey's School can be found in West Lavington, and the historic market town of Devizes is approximately 5 miles to the north providing town centre shopping, a leisure centre, cinema, museum and theatre. The centres of Chippenham, Trowbridge, Salisbury, Bath, Swindon and Marlborough are all within a 20 miles radius. There is also a mainline railway station at Westbury.

Property information

Services: LPG heating for the mobile home. Mains water and electricity. private drainage via a septic tank (we believe this may not comply with current regulations).

Council Tax: Band A

Agents Note: The occupation of the accommodation hereby permitted shall be limited to a person solely or mainly working, or last working, in agriculture or in forestry in the locality, or a widow or widower of such a person, and to any resident dependants.



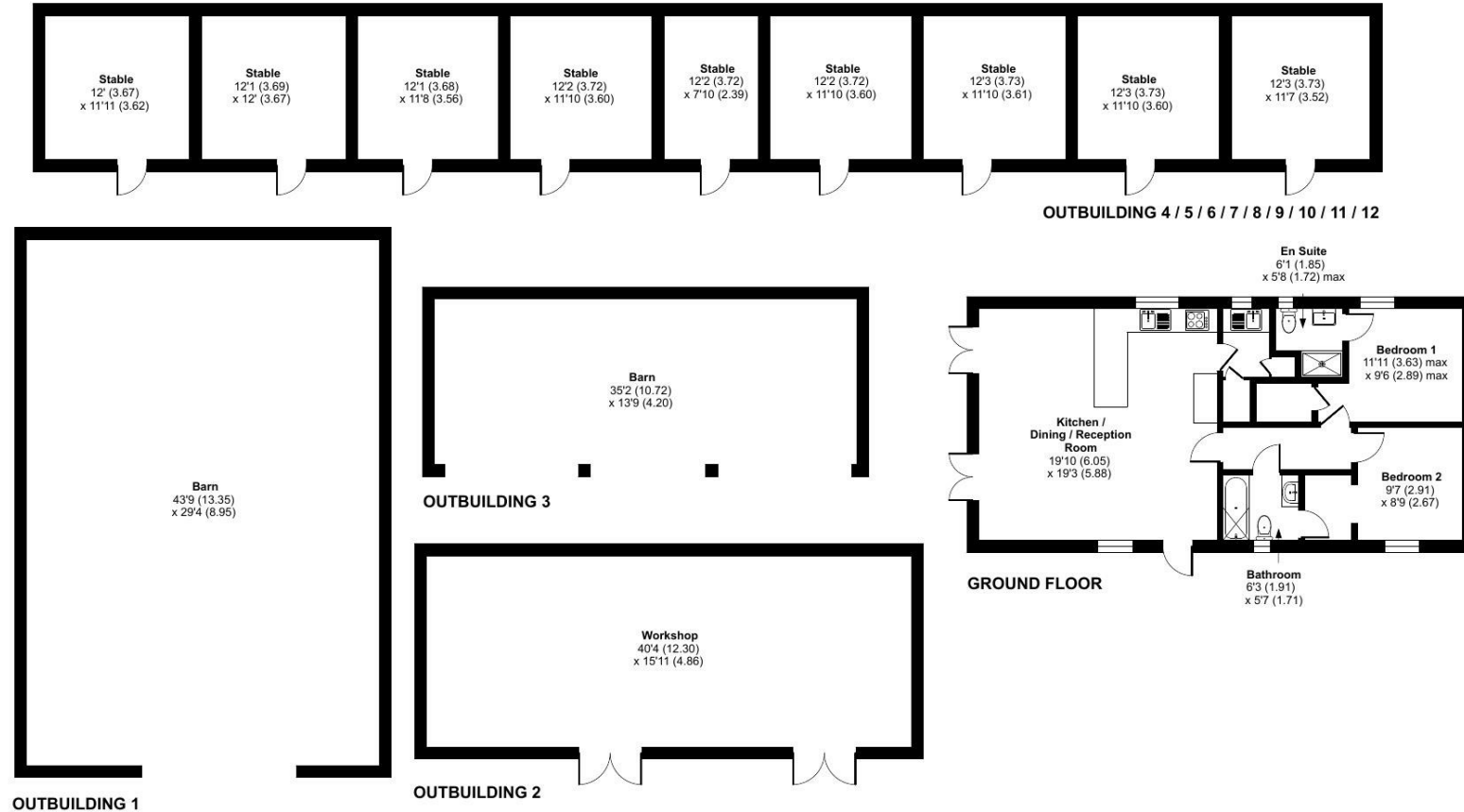
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Approximate Area = 777 sq ft / 72.1 sq m

Outbuildings = 3638 sq ft / 337.9 sq m

Total = 4415 sq ft / 410 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1455337

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