



LAND AT WEST END FARM

West End | Ebbesbourne Wake | Wiltshire

**WOOLLEY
& WALLIS**

LOT 1: £2,500,000

LOT 2: £1,115,000

WHOLE: £3,615,000

- Enviably rural position within the Chalke Valley
- 356.75 acres overall of arable and grassland
- Available as a whole or in two lots
- Vacant possession

SITUATION

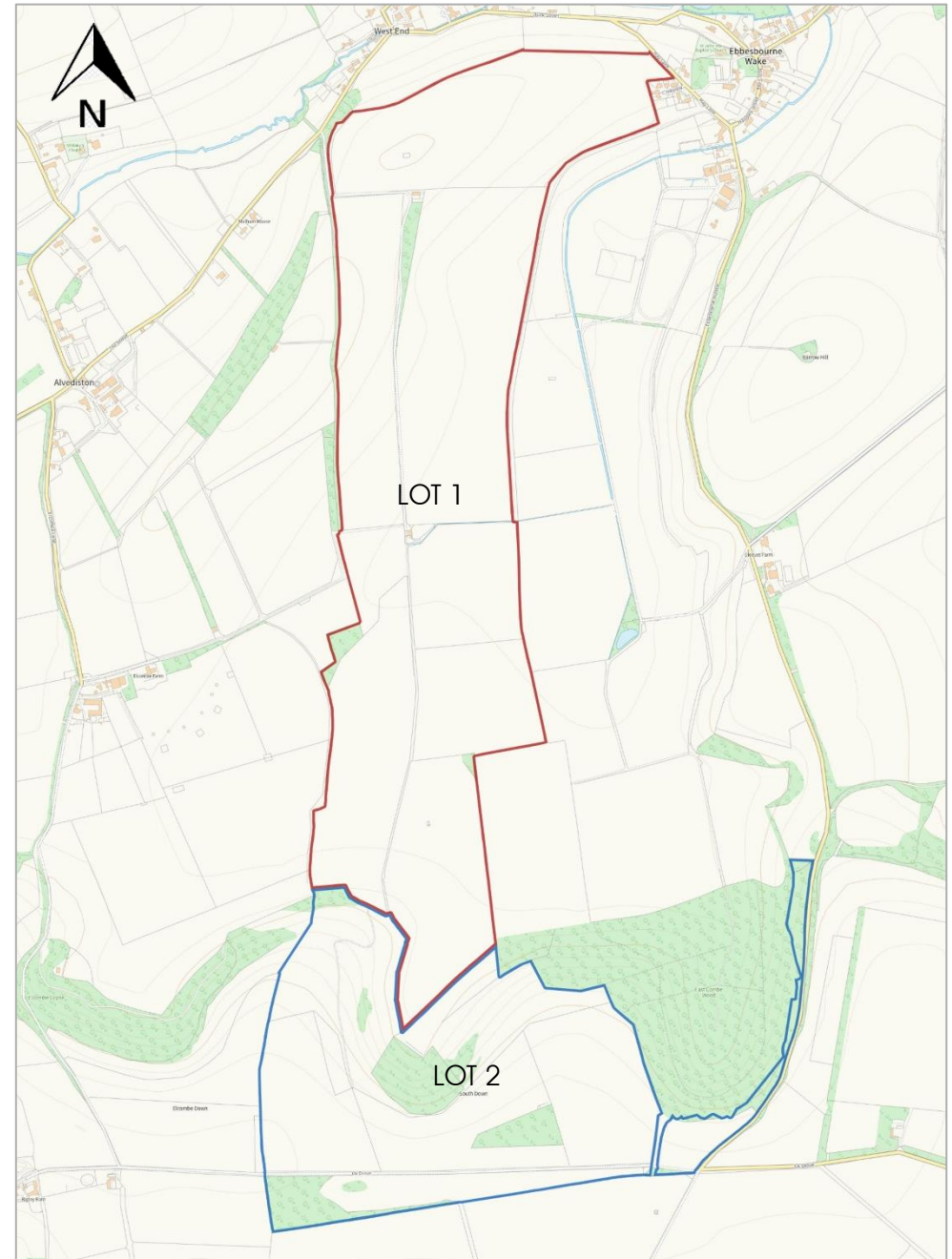
The land occupies an enviable rural position within the heart of the Chalke Valley, close to the Wiltshire/Dorset/Hampshire border and near equidistant between the South Wiltshire Cathedral City of Salisbury and Dorset Market Town of Shaftesbury.

The A30 is accessible within 2 miles to the north and the A354 within 5 miles to the south.

A location plan is provided within these particulars.

DESCRIPTION

An attractive block of productive arable and grassland extending to about 356.75 acres (144.37 hectares) overall, available as a whole or in two lots.



LOT 1

About 225.81 acres (91.38 hectares) of gently rolling chalk farmland arranged in a compact linear block and with a spine metalled access track.

The majority of the land has been let under Farm Business Tenancy to a near neighbour to grow combinable arable crops. Lot 1 also includes two parcels of permanent grassland (6.55 acres/2.65 hectares), two compartments of mixed native woodland (2.93 acres/1.19 hectares) and two traditional field barns.

There are two points of vehicular access to the land; one off Castle Hill, West End (north-west corner) and one off May Lane (north-east corner).

The northern most part of the land is classified as Grade III and soil association Upton 1 – a shallow, well-drained calcareous silty soil over chalk. The remaining land is classified as Grade II and soil association Blewbury – a well-drained calcareous clayey and fine silty soil over chalk.



LOT 2

About 130.94 acres (52.99 hectares) of grass downland running up a chalk escarpment to a ridge known as South Down.

The escarpment includes a punch bowl known as Monk's Hole, which has been used for simulated game shooting in the past.

The grassland area includes some 70 acres which are suitable for mowing, with the remaining area suitable for grazing only.

Lot 2 includes about 21.87 acres (8.85 hectares) of mixed native woodland and dense scrub scattered throughout the grassland.

The underlying soil is classified as Grade III and a mixture of soil association Andover 2 – a shallow well-drained calcareous silty soil over chalk; and Icknield – a shallow, mostly humose, well-drained calcareous soil over chalk.

An ancient drover's route, the Ox Drove, runs through (and forms part of) Lot 2 and there are two Scheduled Monuments (a cross-ridge dyke and two bowl barrows) situated within the land.



SERVICES

A private water supply to each lot is available, if required, by negotiation.

Further details are available upon request.

RIGHTS OF WAY

A public footpath follows the northern boundary of Lot 1 and links to a bridleway which runs through the centre of the land along a defined (fenced) trackway. The aforementioned bridleway continues through Lot 2 where it meets the Ox Drove, a byway open to all traffic (BOAT). The Ox Drove forms part of Lot 2 but is fenced out of the surrounding grassland.

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all public or private rights of way, wayleaves, easements and other rights of way affecting the property.

MINERAL & SPORTING RIGHTS

All mineral rights are in hand and included within the sale.

The seller has traditionally hosted a small rough shoot over the land and will reserve the ability to exercise sporting rights over both lots up until 1 February 2027.

INGOING VALUATION

If appropriate, the incoming purchaser(s) shall, in addition to the purchase price, be required to take over and pay for any growing arable crops to include the cost of all seeds, chemicals, fertilisers, cultivations and acts of husbandry applied to the land or undertaken prior to completion.

TENURE & POSSESSION

The land is being offered for sale on a freehold basis with vacant possession.



METHOD OF SALE

The land is to be sold by private treaty.

WHAT3WORDS

Access to Lot 1: ///startles.boxing.occurs or
///torches.premiums.megawatt

Access to Lot 2: ///backs.slept.spray

VIEWINGS

All viewings strictly by appointment arranged through Woolley & Wallis.

FINANCE

Woolley & Wallis Finance Ltd is well positioned to assist prospective buyers obtain specialist finance for rural property. We are agents for AMC and also have good contacts with numerous other lenders who will be able to discuss your requirements in further detail.

CONTACT

Attention: Simon Male MRICS FAAV | Amy Lane

Email: s.male@w-w.co.uk | a.lane@w-w.co.uk

Landline: 01722 424515

Website: www.w-w.co.uk



Farm & Rural

Woolley & Wallis LLP

51-61 Castle Street

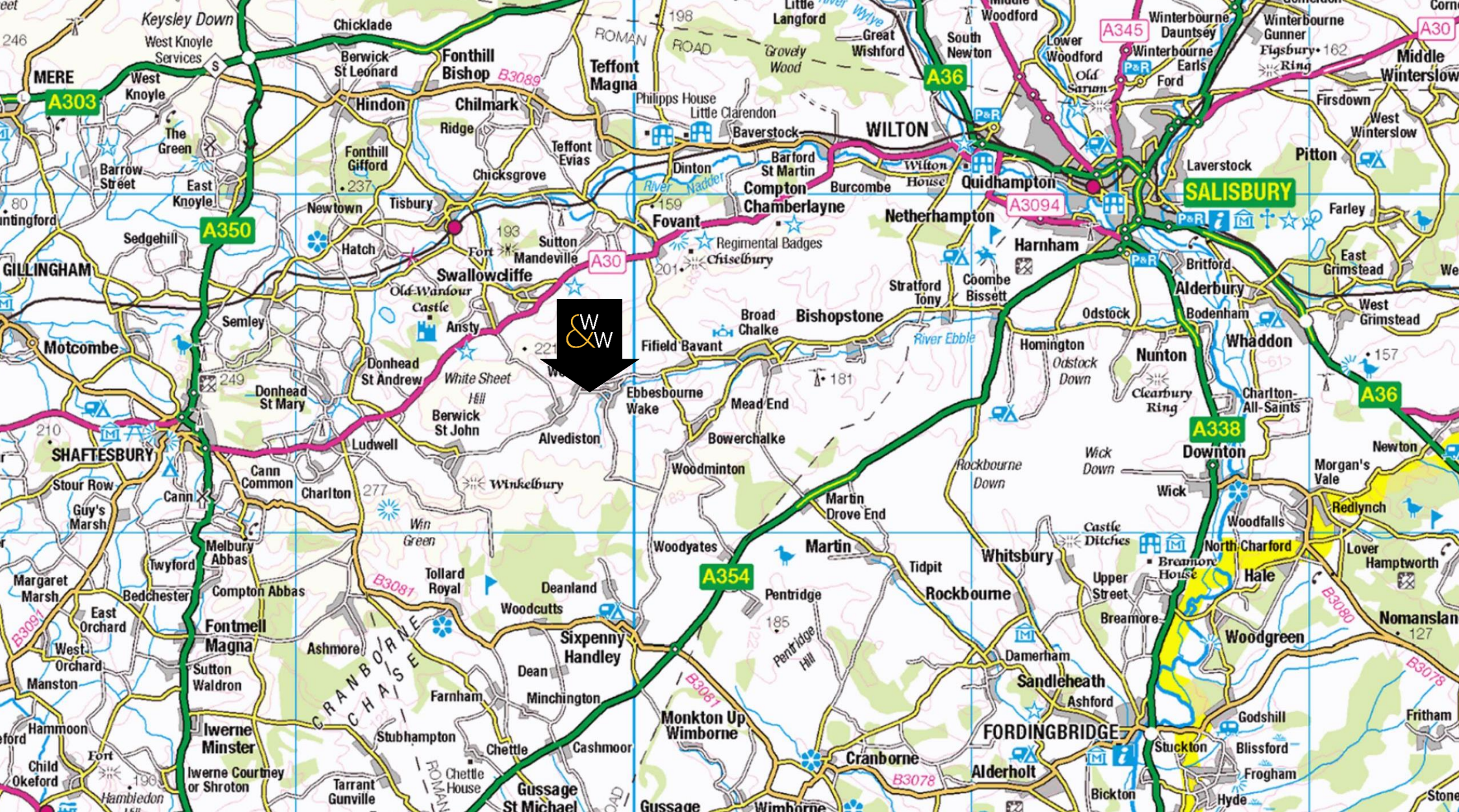
Salisbury | Wiltshire

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ANTI-MONEY LAUNDERING

Woolley & Wallis are legally required to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. Woolley & Wallis use a specialist service called "Guild 365" to perform these checks. This is a service offered to Agents who are members of the Guild of Property Professionals. These checks must be completed before a property is listed for sale and as soon as an offer is accepted (before we send out the Memorandum of Sale). There is a non-refundable fee of £25 + VAT per person. Note: Woolley & Wallis receive a portion of this fee to cover our administration costs in processing these legal checks.





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