



Symonds
& Sampson

Barrack Livery Yard

Coulston, Westbury, Wiltshire

Barrack Livery Yard

Coulston
Westbury
Wiltshire BA13 4NY

Barrack Livery Yard presents a unique opportunity to acquire a meticulously maintained livery yard, located on the outskirts of Coulston, Westbury. This facility features a stable block comprising ten loose boxes, a tack room, operational CCTV, a menage, private tracked access, and 13 acres of pastureland suitable for grazing.

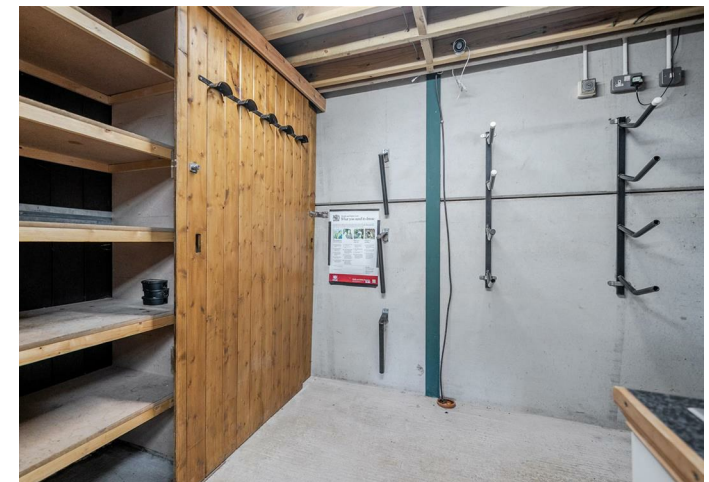
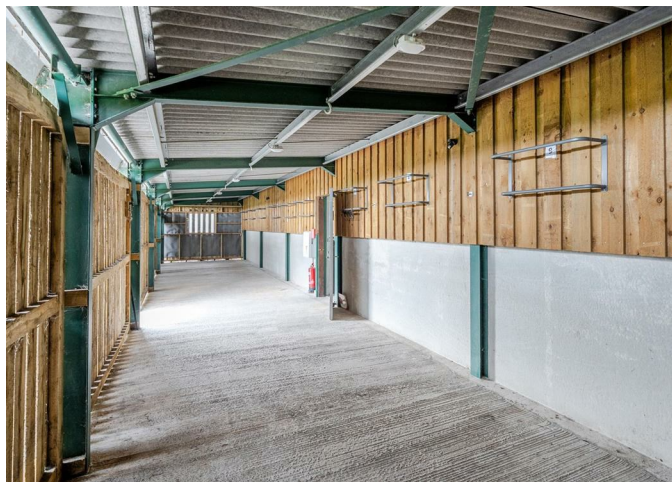
- Opportunity to operate a commercial livery yard
- Nine 12ft x 12ft and one 8ft x 12ft loose boxes
 - Immaculately presented
 - Fully operational CCTV system
 - 40m x 25m all weather menage
- Paddocks integrated with the main electrical system

Guide Price **£650,000 + VAT**

Freehold

For Sale by Private Treaty

Devizes Agricultural
01380 710535
devizes@symondsandsampson.co.uk



INTRODUCTION

Barrack Livery Yard is a high-specification, turnkey commercial equestrian facility set in 13.94 acres of prime Wiltshire pasture. Designed for optimal operational efficiency and security, the property offers an immediate opportunity to run a premium commercial livery business or establish a high-calibre private yard.

The yard is situated at the end of a private gated access, which features a parking area for both lorries and cars, as well as a spacious lean-to storage facility.

SITUATION

The yard is situated in the village of Coulston near Westbury, offering a quiet rural setting with access to key transport links and major West Country equestrian hubs.

Riding: Direct access to exceptional hacking opportunities on the doorstep within the villages and the vast terrain of Salisbury Plain.

Equestrian Hubs: Conveniently positioned close to premier competition and training venues, including:

West Wilts Equestrian Centre
Downlands
Warminster Saddle Club
Rein and Shine Equestrian Centre
Rabson Manor

Transport Links: Nearby Westbury offers a high speed direct rail link to London and the South West.

A short drive to the nearby towns of Devizes, Westbury, and Melksham offers extensive shopping options, independent shops, healthcare services, and recreational amenities.

This exceptional equestrian yard carries an undeniable presence that surpasses most horse yards. Combining a highly functional layout with a deeply relaxing ambiance, it offers a rare sense of sanctuary and practicability.



STABLING, YARD AND FACILITIES

Modern American-Style Barn with 10 high-specification loose boxes; nine premium stables 12ft x12ft and one stable 8ft x12ft.

Ventilation & Layout: Wide central aisle with a mix of sliding and hinged doors, a spacious entrance apron with dedicated tie-up areas. Five boxes feature exterior-facing windows and ridge roof vents throughout.

Equine Comfort: Fully integrated automatic drinkers in all boxes; seven fitted with spin feeders.

Staff & Client Amenities: Secure tack and storage room featuring integrated shelving and a functional kitchenette (served by a soakaway system).

Arena & Training Facilities: Menage: 40m x 25m all-weather arena enclosed by professional post-and-rail fencing. The menages surface is premium rubber over a silica sand and Pasada base.

THE LAND

Grazing: 13 acres of flat, productive pastureland accessed by hard standing track.

Layout: Separated into 13 secure paddocks, fully serviced

by an integrated electric fencing system and automatic water troughs.

Access & Security: the yard is accessed via a private, double gated track. The paddock perimeters and the yard area are secured by a ring fence with no public rights of way crossing the land.

Ecological features: Seasonal wildlife ponds - securely fenced twin-basin natural clay system includes a permanent deep-water pond alongside a seasonal silt/wetland basin.

SERVICES AND MATERIAL INFORMATION

Three-phase electricity and mains water supply. Multiple electric double outlets distributed throughout the barn and tack room and multiple water access points.

Fully operational, integrated CCTV system monitoring internally and the external yard areas.

Two 20ft x 8ft shipping containers located to the rear of the barn.

Purpose-built, easily accessible muck heap.

On-site compost toilet.

Extensive hard-standing yard area offering ample parking and turning space for Lorries, horseboxes, and vehicles.

Opportunity of Planning for a rural workers dwelling STPP.

LOCAL AUTHORITY

Wiltshire Council - 0300 4560100 - www.wiltshire.gov.uk

DESIGNATIONS

Barrack Livery Yard is situated within the Avon Vales National Character Area.

DIRECTIONS

What3words:///shuts.reworked.bombshell

TENURE AND POSSESSION

Freehold with vacant possession on completion.

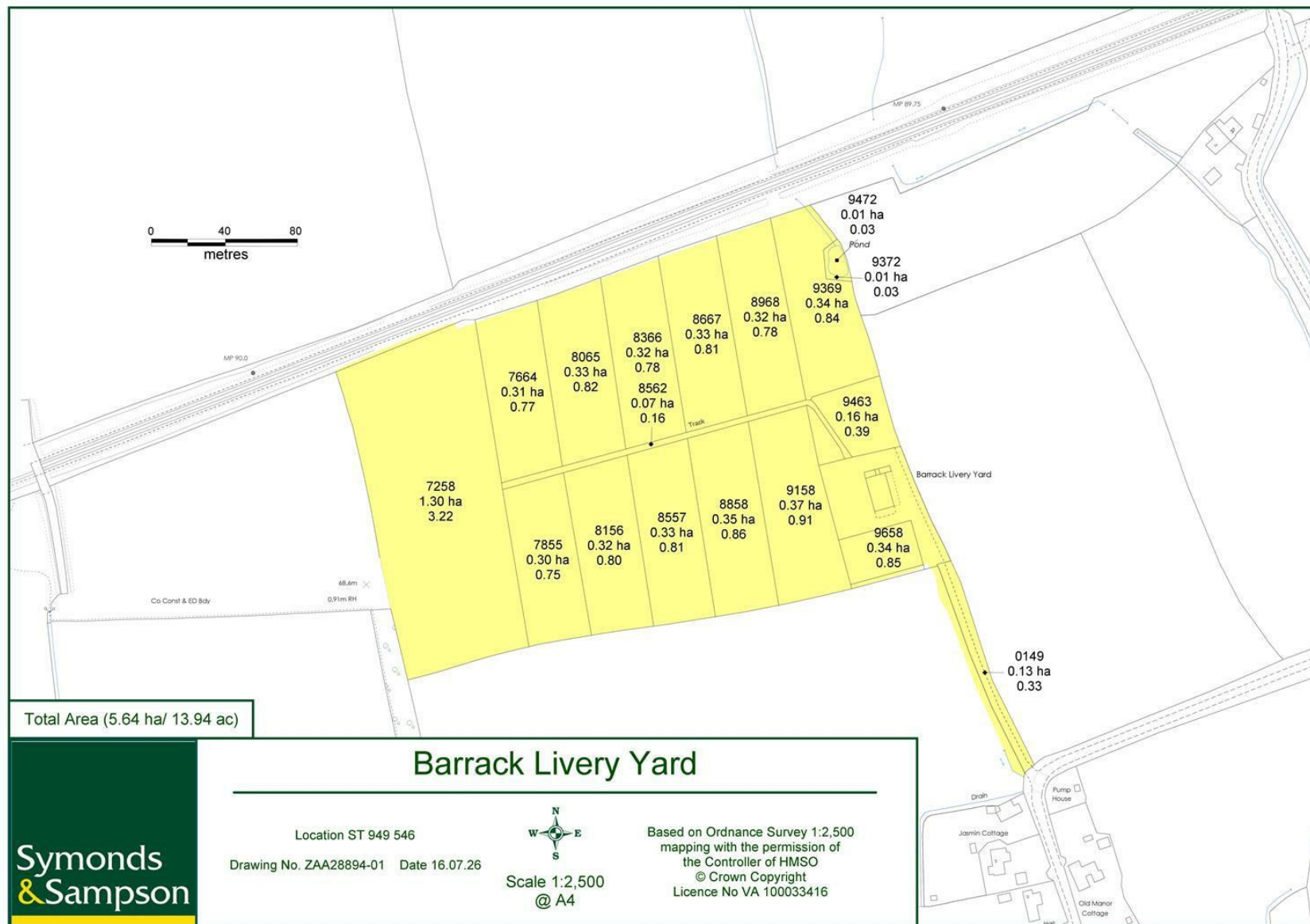
VAT

The property is VAT registered; a 20% VAT charge will be applicable to the purchase price.

VIEWINGS

Strictly by appointment through the vendor's agent:
Gabriella Placidi | Devizes Agricultural Tel: 01380 710535
Email: devizes@symondsandsampson.co.uk





DEV/GKP/2026



01380 710535

devizes@symondsandsampson.co.uk
Symonds & Sampson LLP
1 The Grain Store, Manor Farmyard, Manor Farm,
Coate, Devizes, Wiltshire SN10 3LP



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT