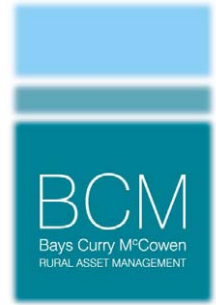


# PRESS RELEASE



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## Rare Opportunity to Buy Small Equestrian Farm

Following the sad death of Dr Margaret Evans, Maize Coppice Farm near Rowlands Castle in Hampshire has been put onto the market. The joint agents Bays Curry McCowen (BCM) and Henry Adams are able to offer this well maintained farm complete with a beautifully appointed bungalow, separate annexe and a range of farm buildings which include stables and horse walker, all set in 179 acres of agricultural land including five acres of woodland.

The freehold is offered for sale by private treaty as a whole or in up to three lots. The property is well positioned, set between Rowlands Castle and the coastal town of Emsworth. The arable land has been contract farmed by a local farmer, with this agreement due to terminate in September 2008.

The bungalow has been extended and fully refurbished and offers extensive accommodation with three bedrooms, a main open plan reception area comprising a kitchen and dining room in one part and two sitting rooms in the other.

The annexe known as 'The Dairy' was built in 2002 and has two bedrooms, bathroom, sitting room and kitchen.

The substantial farm buildings include:- a range of five stables; a horse walker for five horses; an office block (61.80 sq m) including the farm office, tack room and spray store; a three bay Dutch barn (66.66 sq m); a principle range of Hill Steel framed building (97.70 sq m); a four bay Dutch Barn (57.17 sq m) and a 40 x40 m area with drainage and a surface of sand covered with chipped rubber. These surround a substantial yard area with includes various cattle races and cattle sections for dividing up animals.

The land itself has good field sizes and easy working soil, predominately loam over chalk. The farm is divided by the railway line but has access underneath the line. There is also a perimeter horse ride around the entire property.

Partners: Iain Curry Andrew Bays Henry McCowen Ros Foreman Alastair Wilson James Fraser

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