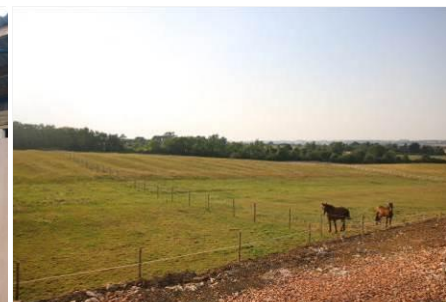




COUNTRY
&
EQUESTRIAN

SPRINGFIELD EQUESTRIAN CENTRE

KIRBY BELLARS



Both attractively and conveniently set with views and great road access, this equestrian centre has been designed by for the most convenient and practical commercial use or could suit a family looking for an equestrian home.

As the equestrian centre is nearing completion it still allows for some personalisation with a professional indoor arena of 42x22 ft and surface leading through to an indoor covered stable yard, currently with a dozen loose boxes plus ample space to put in the same number of boxes again or multiple horse pens, a changing area, tack room and staff area.

Planning has been granted for approximately 2,000 sq. ft of living accommodation with panoramic windows taking in the far reaching views over its own paddock land of approximately 6 acres plus of well drained and maintained divided paddocks.

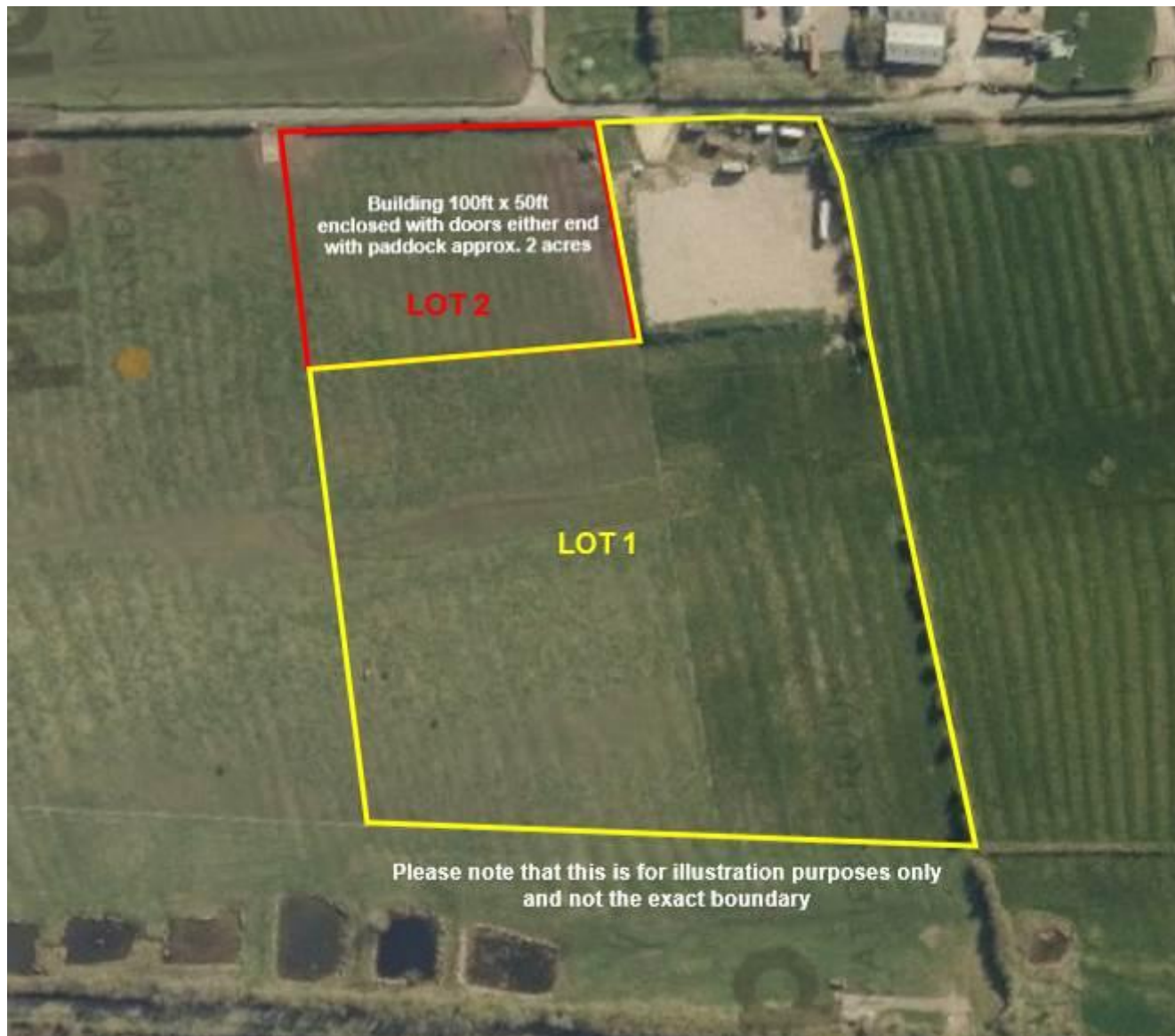
PLEASE NOTE – living accommodation is to be completed by the purchaser. The structure has been built but no fittings are in place. The site is sold as seen. We are advised that the only way that further planning permission could be granted on the site would be after years of having run a successful equestrian business on the site.

This property is set on a back-lane location allowing for hacking and bridleways, external landscaping to include a large area of client HGV show box parking, mobile home and machinery storage and an outdoor arena area.

Lot 2 - An adjoining building of approximately 100ft x 50ft, allowing for a further indoor equestrian facility may be available by separate negotiation with its own paddock of approximately 2 acres.

LOTS 1 & 2 Together - £850,000

LOT 1 Alone – Offers Over £690,000



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