



TYRE HILL STABLES

HANLEY SWAN, WORCESTERSHIRE





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M5 (J8) 9 miles, Malvern 5 miles, Ledbury 8 miles, Cheltenham 14 miles, Worcester 11 miles

A WELL APPOINTED TRAINING YARD OR EQUESTRIAN CENTRE IN 96 ACRES

3-bedroom cottage with a staff annex.

64 boxes, including a 56-box barn, tackrooms with a yard office and canteen.

2 horse walkers, solarium, equine pool and walking ring, 60x30m outdoor school.

2 ¾ furlong round canter, 4 ¾ furlong Polytrack round canter, 6-furlong Polytrack gallop.

About 75 acres of railed paddocks in a parkland setting.

IN ALL ABOUT 96 ACRES



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FLOORPLANS

The Old Dairy = 1731 sq ft / 160.8 sq m

The Annex = 469 sq ft / 43.5 sq m

Areas approximate - For identification only - Not to scale



INTRODUCTION

Tyre Hill Stables is a comprehensively equipped equestrian centre, ideal for either Sport Horses or Racehorse Training. With its modern stable block, 3 canters, a big school and an equine pool, all set within mature pasture, it is an ideal place to produce horses to a high standard. Tyre Hill has been both a training yard and a high grade livery yard during the last 10 years.

LOCATION

Set in the lee of the Malvern Hills, Tyre Hill is just outside the village of Hanley Swan, well placed for access to the M5 and M50. Close enough to use the local amenities, yet far enough to be in glorious isolation. The village has a well known pub, village school and post office.

9 miles from Junction 8 on the M5, Tyre Hill is in easy reach of Cheltenham and Worcester as well as the rest of the country. Train stations are at Great Malvern and Worcester Parkway, with Birmingham Airport being less than an hour away. The local towns and cities of Malvern, Ledbury, Worcester and Cheltenham all provide very good state and private schools.

Tyre Hill is located in an area with strong equestrian ties. Within a few miles are the Three Counties Showground and Hartpury Equestrian College. The stables are well located for the famous National Hunt racecourses of: Cheltenham, Worcester, Hereford, Chepstow and Ludlow.

DESCRIPTION

Approached by a 100 yard drive, Tyre Hill Stables comprises:

Old Dairy Cottage

Conveniently located on the edge of the yard with a large private garden, Old Dairy Cottage has 3-bedrooms split between the old cottage and the new extension. Part of the cottage has stoned tiled floors. The kitchen has an Aga, an electric oven and a Belfast sink. The sitting room has a wood burning stove. On the ground floor are two bedrooms, a 4th bedroom or study and a family bathroom. Upstairs is the main bedroom with an en-suite shower room. The garden overlooks paddocks to the nearby Malvern Hills.

Tyre Hill Annex

The Annex, adjacent to the Old Dairy Cottage, provides useful staff accommodation. It consists of a 1-bed flat with a kitchen, sitting room, shower room and bedroom. There is a connecting doorway to Old Dairy Cottage.

STABLE YARDS

The Main Yard

An impressive U-shaped barn of brick elevations under a corrugated roof with 56 Röwer & Rüb boxes, central passageways and outward facing windows, swivel mangers and drinkers for each box. In addition are wash boxes, feed and tackrooms, and an office. The tackrooms have water heaters, sinks and shelving.

Swimming Pool Barn of concrete walling and vented sheeting, under a corrugated roof, with a circular **equine pool** with filters and pumps, solarium box and a 5-bay Monarch walker. Around the internal perimeter is a sand horse walk.

Dutch Barn used for fodder and equipment and with 4 temporary boxes.

Dutch Barn adjacent to the Old Dairy Cottage, with 4 boxes and a former yard office.

Facilities The well laid out yard allows for easy use of the **two horse walkers** (one a 5-bay Monarch and an 8-bay Röwer & Rüb with a central **lunge ring**). Behind the stables is ample space for **lorry parking**, a muck trailer and muck heap (the current muck trailer, tractor and lift can be brought by separate negotiation).

100m from the yard is a superb 60x30m Martin Collins **outdoor school**.



THE GALLOPS COMPLEX

A 2 ¾ furlong round canter (woodchip needs replacing) linked to the 4 ½ furlong undulating Polytrack round canter. A 6-furlong Polytrack gallop with a gentle uphill gradient which can have schooling fences in the field alongside.

Overlooking the gallop, with a fine view to the Malverns, is an insulated cabin with its own kitchen and bathroom which is perfectly placed to entertain owners and connections to watch horses work. This should not be used for overnight stays.

THE LAND

Close to the yard are 9.6 acres of post and railed paddocks that provide easy turn out. Within the round canterers are about 18 acres of paddocks, and beside the gallop are about 45 acres of pasture plus a 2.8 acre paddock. As this 2.8 acre paddock is in full view of Tyre Hill House, there will be a covenant against any building. All the land is on loamy and clayey soils which provide good pasture and grazing.

Interspersed over the land are mature trees ranging from oak to beech and coniferous trees giving a good open parkland feel.



GENERAL REMARKS

Method of sale: Tyre Hill Stables is offered for sale by private treaty with vacant possession on completion.

Services: Mains electricity and water. Drainage to a septic tank. Oil central heating for the cottage.

Possession: The current lease of the stables expires in April 2026. Early vacation is subject to discussion with the tenant.

Local Authority: Malvern Hills District Council <https://www.malvernhills.gov.uk/>

Business Rates: The rateable value is £46,500. Payable in 2025 at 55.5p in the £. £25,807. This will need to be apportioned to remove 12 stables from the assessment.

Council Tax:
Old Dairy Cottage – Band E
The Annex – Band A

EPCs:
Old Dairy Cottage – Band E
The Annex – Band E

Boundaries, Plans, Areas, Schedules & Disputes: The Boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. Should any dispute arise as to the boundaries, or any points arise on the general remarks and stipulations, particulars, schedules, or plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions act as an expert shall be final.

VAT: Any price guide given or discussed is exclusive of VAT. In the event that the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition. The stables have



been opted to tax for VAT purposes. Purchasers should register for VAT to enable the VAT to be reclaimed. It is recommended that accountants' advice is obtained.

Easements, Covenants, Rights of Way & Restrictions: The property is sold subject to or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not.

- A footpath crosses part of the land as shown on the plan.
- The vendors will require a right of way to service and repair their sewage treatment plant.
- The Gallops Cabin should not be used for overnight accommodation.
- There is will be a covenant to prevent any buildings on the 2.866 acre paddock to the west of Tyre Hill House.

Fixtures & Fittings: The fixtures and fittings are included in the sale. The equipment is available by separate negotiation.

Land Based Schemes & Designations: The property is registered to receive Rural Payment Agency basic payments. The vendors will use their reasonable endeavours to transfer the Basic Payment Scheme entitlements to the purchaser, however, the 2025/26 claim will be retained by the vendor. These schemes are currently being wound down.

Sporting, Minerals & Timber: The sporting rights, the minerals and timber in so far as they are owned are included in the sale.

Viewing: Strictly by appointment with the Agents -

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Note that care must be taken when viewing in the proximity of horses. Purchasers should not enter boxes or paddocks unless accompanied with a member of staff.

Postcode: WR8 0EQ

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