



# Beaver Hall Equestrian Centre

Leek | Staffordshire









# Beaver Hall Equestrian Centre

Gooseneck Farm | Bradnop | Leek  
Staffordshire | ST13 7EZ

Outstanding Equestrian Centre & Rural Leisure Complex, available as a "Going Concern" with tremendous scope for expansion, in the Staffordshire Moorlands.

- Refurbished 4 Bed Farmhouse with high quality interior fittings & modern building standards.
- Spacious 3 Bed detached Stone Barn Conversion.
- Superb Equestrian Centre / Rural Leisure Complex run as "Going Concern" – [www.beaverhall.co.uk](http://www.beaverhall.co.uk) (figures on application)
- BHS approved Livery Yard, British Dressage approved, Licensed Riding School, 25 Stables, Tack, Feed Rooms, Yard Office, WC's, Solarium, Wash Boxes, Horse Walker.
- 3 Outdoor Manege's (65m by 45m & 2x 40m by 20m), Viewing Galleries, Hay Barn, Workshops.
- Range of flexible Outbuildings, Café, Tack Shop, Children's Party Room, Camping Site.
- Private Drive, electric gates, extensive Parking Areas.
- Existing Tenancy Schedule / Income, PP for 150 events pa, 6 Large Non Equestrian Events, 12 camping pods, Camp Shop.
- In all about 73.1 acres.

Leek 4m | Ashbourne 11m | Stoke on Trent 13m | Congleton 15m | Macclesfield 17m | Derby 24m | Manchester 37m





## Situation

Beaver Hall Equestrian Centre is situated in a delightful rural position, accessed via a private & electric gated front driveway just off the A523 Leek to Ashbourne Road, enjoying splendid views across open countryside & being within easy reach of the Peak District, Leek, Congleton, Stoke on Trent & Macclesfield.

Leek is a popular and busy market town. It has had a lengthy history and retains a number of old and interesting buildings. It retains, too, its essential character as a market town serving a wide area although it grows in importance as a residential area. Numerous bus services link it with the rest of Staffordshire and much of nearby Derbyshire, Cheshire and Manchester. Nearby Macclesfield offers commuters easy access to Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centers.

## Description

Beaver Hall Equestrian Centre & Gooseneck Farm is a former Dairy Farm that has undergone an extensive programme of refurbishment, modernisation and transformation by the current vendors to develop what is today a truly outstanding Equestrian Centre & Rural Leisure Complex. The thriving business is being run as a "Going Concern" & figures can be made confidentially available to seriously interested parties on viewing. The business is multi-faceted and the vendors have secured further planning consents that offer vast potential to further expand the site, business & income stream.

The business has planning permission to run 150 events per annum & 6 large non Equestrian Events. The camp site, currently with 7 usable pads, has proved very popular & planning has now been secured to upgrade to 12 camping pods plus an onsite Camp Shop to further enhance future income streams.

Furthermore, there are various tenancies in place operating from within the outbuildings including a Tack



Shop, a Saddle Fitter, a Treatment Room & a Glamping company.

The property and business can be further explored by visiting the company website:  
<http://www.beaverhall.co.uk>



## Accommodation

Gooseneck Farmhouse has been subject to a complete refurbishment & whilst it incorporates many original features with exposed timbers, it benefits from high quality interior fittings such as oak flooring throughout the ground floor, oak kitchen units & granite work tops, this combined with the extensive modern insulation that has been fitted ensures a farmhouse fit for modern day living.

The farmhouse is entered via a side Oak door into an Entrance Hall, through to the spacious open plan Kitchen / Lounge with oak flooring, oak kitchen units, central island, granite work tops, integrated Neff hob, twin oven & dishwasher with space for American style Fridge/Freezer. There is a storage cupboard off, housing the boiler and electric fuse board. The Lounge area has a multi-fuel burner within the fireplace. Off the Kitchen is the Dining Room with Oak flooring, WC off & original front door. A further doorway leads through to a Study / Reception Room. At first floor level, a central landing leads to 4 double Bedrooms, a Shower Room, a Family Bathroom & an airing cupboard with Hot Water cylinder.

Surrounding the house is an inner courtyard, patio and private lawned gardens with a perimeter stone wall. This Courtyard houses a stone built outhouse, off the side entrance door, part of which incorporates the farmhouse Utility Room.





## The Barnhouse

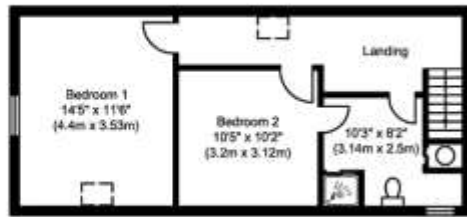
A spacious Three Bedroom Barn conversion detached from the main farmhouse comprises, in brief;

At ground floor level an Entrance Hall, with Utility & WC off; a Lounge with electric fire & French Doors out to equestrian yard; a Kitchen with base and wall kitchen units, Stanley Oven & twin hob, integrated dishwasher & doors off to a rear Porch area; a large Dining Room with feature vaulted ceiling, exposed timbers & a multi fuel burner within an Inglenook fireplace.

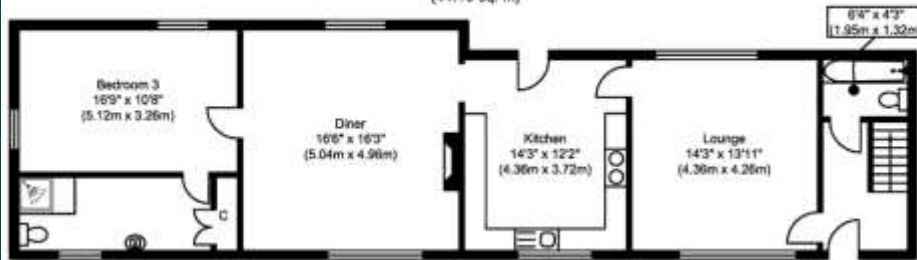
There is one downstairs bedroom with vaulted ceiling and an en-suite Shower Room.

At first floor level there is a further two double Bedrooms, a Shower Room & scope for a potential 4th Bedroom, if utilizing the large landing area.

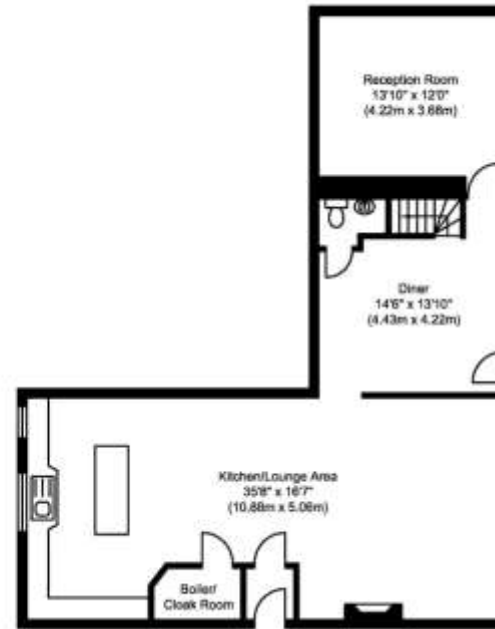




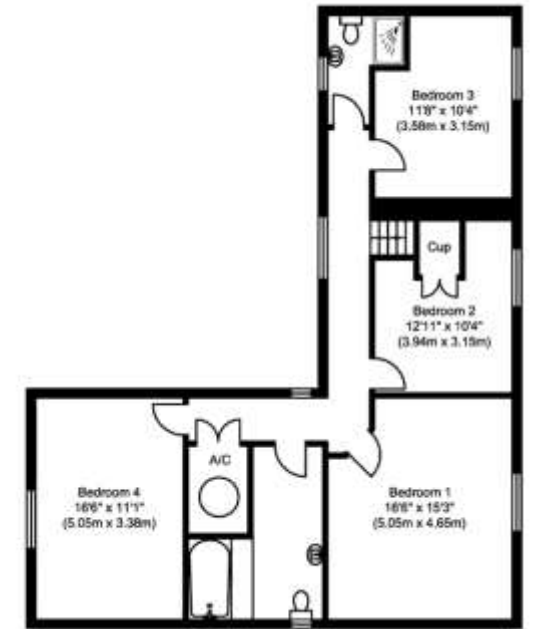
The Barn House  
First Floor  
Approximate Floor Area  
475.33 sq. ft.  
(44.16 sq. m)



The Barn House  
Ground Floor  
Approximate Floor Area  
1025.37sq. ft.  
(95.26 sq. m)



Gooseneck Farm  
Ground Floor  
Approximate Floor Area  
988.12 sq. ft.  
(91.80 sq. m)



Gooseneck Farm  
First Floor  
Approximate Floor Area  
988.12 sq. ft.  
(91.80 sq. m)

## Beaver Hall, ST13 7EZ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## Externally

Beaver Hall Equestrian & Rural Leisure complex offers an extensive range of excellent onsite facilities for the running of the business, a summary of which includes:

- 25 Stables within multiple Stable Yards having further scope for more.
- BHS approved Livery Yard, British Dressage approved and Licensed Riding School.
- Tack & Feed Rooms, Wash Box, Solarium.
- Claydon 5 Horse Walker.
- 3 outdoor Arenas, (65m by 45m & 2x 40m by 20m), silica sand and rubber surfaces with Commentary / Viewing Box.
- Popular Café, “Taste of Staffordshire” 5\* accreditation, overlooking the principal arena opening 7 days a week, from 7am to 11pm.
- Yard Office, Yard & Visitor Toilets with shower.
- Range of Stone Built Outbuildings.
- Agricultural Buildings, Workshops, Hay Barns.
- Children’s Party Room.
- Private, electric gated driveway to multiple & extensive vehicle parking areas.
- 7 Camping Pods with PP to expand into a 12 Camping Pod Site and ability to run a Camp shop.
- Tenants include; Tack Shop; Treatment Room; Saddle Fitter and Glamping Co.
- Planning Permission to hold 150 events and 6 large Non Equestrian Events.







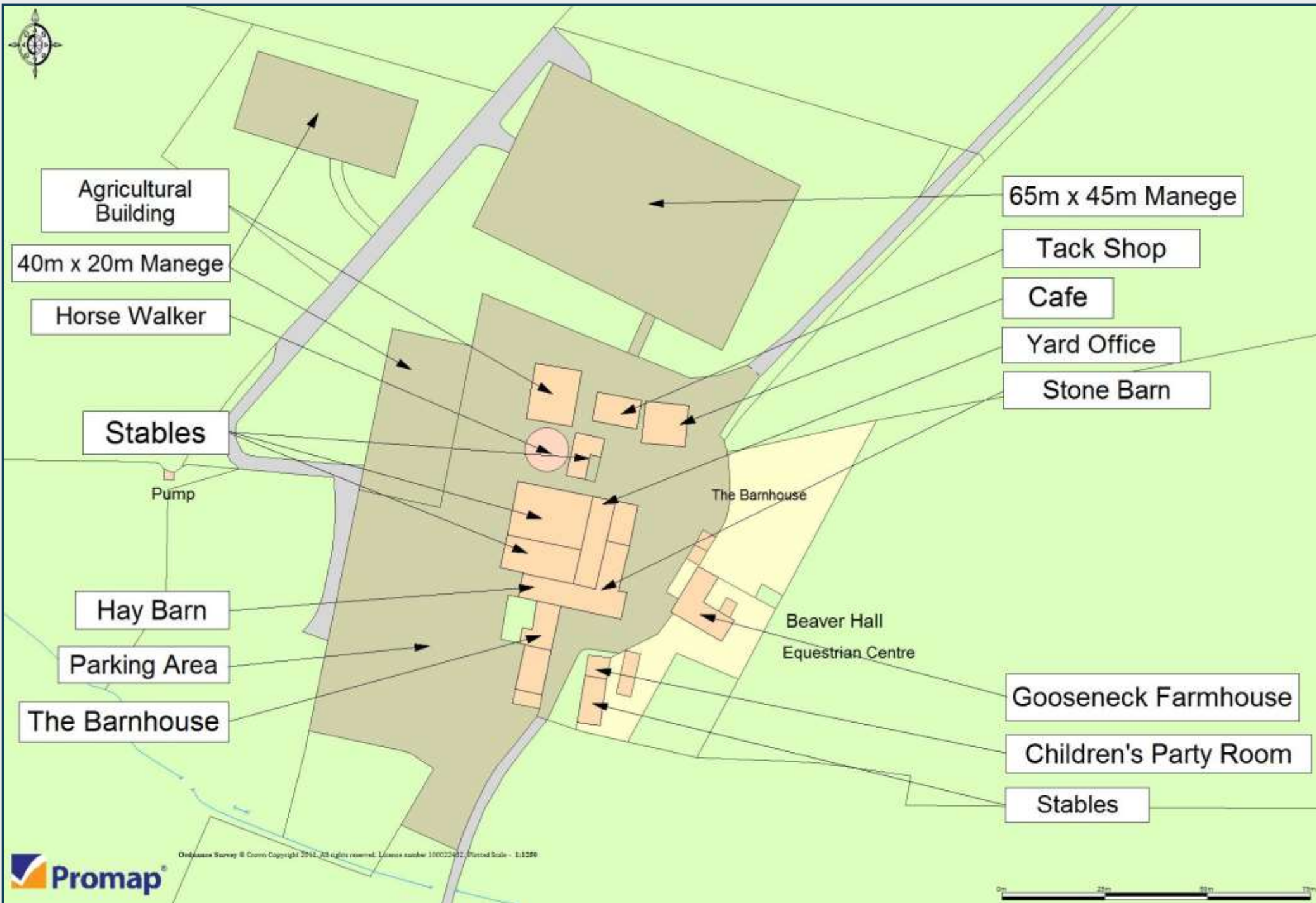
## Land

**In all about 73.1 acres.**

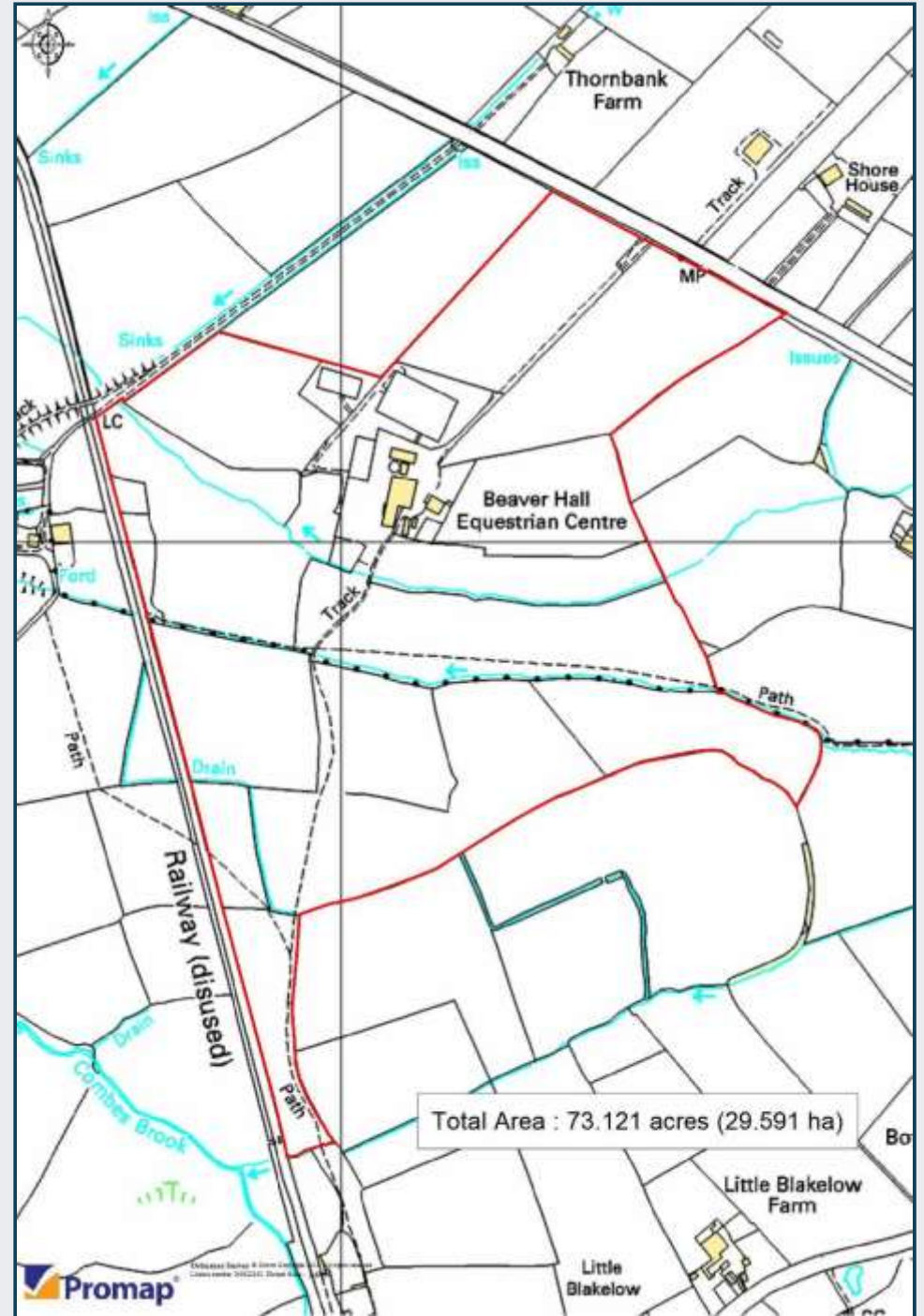
The farmland consists of gently sloping pastureland which surrounds the houses, outbuildings & facilities. The pastureland is subdivided into numerous paddocks used primarily for livery turnout and hay making.

The vendors have secured a Tree Grant to plant woodland on approximately 17 acres around the perimeter of the site & to enable an extensive farm ride.











## Services

Mains Electricity

Mains Water

Private Drainage with shared Septic Tank

Gooseneck Farmhouse: LPG Gas Central Heating

EPC: F

The Barnhouse: Oil Central Heating

EPC: E

## Local Authority

Staffordshire Moorlands District Council

Tel: 0345 605 3011

Council Tax

Gooseneck Farmhouse: Band F

The Barnhouse: Band D

Business Rates Payable p/a: £7,045.50 (2013/14)

## Directions

From Leek take the A523 South East towards Ashbourne, after approximately 3 miles you will see signs for Beaver Hall Equestrian, turning right into the front drive through electric gates and down into one of the parking areas.

## Viewing

Strictly by prior appointment with the sole agents

Jackson Equestrian Ltd.



Address: Sugar House, Sugar Lane,  
Manley, Nr. Frodsham,  
Cheshire, WA6 9HW

Tel: 01928 740 555  
Email: [rburton@jacksonequestrian.com](mailto:rburton@jacksonequestrian.com)  
Web: [www.jacksonequestrian.com](http://www.jacksonequestrian.com)

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