



The Lees Equestrian Centre
Walcot, Shropshire.





The Lees Equestrian Centre

Walcot Lees, Walcot, Shropshire
TF6 6NQ.

A newly developed Equestrian / Stud yard, set in a delightful rural area of Shropshire

- 3 self contained flats (1 x 2bed & 2 x 1bed)
- Outline Planning Permission for detached 5 bed Managers House
- 19 brick / block built Stables, inc. 4 Foaling Boxes.
- Yard Office, Tack / Feed / Canteen Room, Wash Box
- Planning Permission for 3 bay Hay Barn
- Site & drainage laid for approx. 60m x 27m Manege
- Excellent outriding
- In all about 13.39 (5 P & R fenced grass paddocks)

Telford 8.5m | Shrewsbury 9.5m | Newport 14m
Market Drayton 18m | Stafford 25m |
Wolverhampton 25m.



Description

The Lees Equestrian Centre has been developed by the current vendors to provide excellent Equestrian / Residential accommodation and facilities. The property is situated in a delightful rural location, enjoying panoramic views across open countryside & to The Wrekin. The property is easily accessible from the motorway network being approx 4m from Junction 7 of the M54, roughly equidistant between Shrewsbury (7m) & Telford (6m), in between the villages of Rodington & Walcot.

The property is approached off a quiet country lane through double iron security gates with a front driveway leading up to a large parking sweep opposite the entrance to the Stable Yard. The property in brief comprises: 3 self contained flats (1 x 2 bed & 2 x 1 bed) all having Kitchens, Living Room & Bathrooms. All benefitting from Oil fired Central Heating and tinted uPVC double glazed windows throughout. Furthermore, there is outline planning permission for the erection of a detached, 5 bed Manager's House within a superb building plot.

Equestrian facilities include 19 stables, including 4 foaling boxes, Yard Office, Tack / Feed Room, Wash Box, store or Canteen area. Full Planning Permission for a 3 bay Hay barn. Drainage & site clearance for a large Manege. A Large Lorry Park & turning area.

In all about 13.39 acres, currently split into 5 flat post and rail fenced grass paddocks, with secondary access gateway to the paddocks & wonderful out riding available from the properties front gates.

Accommodation

Flat One

External Front Patio/Barbeque area

Front door into Entrance Hallway having Colonial laminate non slip flooring throughout the flat, radiator,

recessed spot lighting on dimmer, fire alarm, loft access point. **Living Room** 4.05m x 2.7m having window to side aspect, radiator, recessed spot lights, TV aerial point, power points. **Kitchen** 3.2m x 2.2m having base and wall mounted kitchen units, space for fridge, freezer and microwave, 1 ½ drainer Belfast sink with mixer tap, Bosch 4 ring electric hob with fan above, Bosch twin electric oven, recessed spot lighting on dimmer, power points, window to front elevation. **Bedroom** 2.78m x 2.55m having space for double bed, radiator, recessed spot lighting on dimmer, power points, TV aerial point, window to front elevation. **Family Bathroom** having panelled bath, low flush w.c, hand wash basin with vanity unit above, towel rail, recessed spot lighting, radiator, storage cupboard, obscured glass window to stable yard

Flat Two

Front door into Central Hallway with Colonial laminate non slip flooring throughout the flat, radiator, recessed spot lighting on dimmer, loft access point, fire alarm.

Kitchen 2.02m x 2.55m having stainless steel single drainer sink with mixer tap, base and wall mounted kitchen units, space and plumbing for washing machine, space for dryer/dishwasher and fridge freezer, Lamona electric oven, with 4 ring hob and extractor fan above, power points, fire alarm, window to side elevation.

Bathroom having low flush w.c, hand wash basin with mirror above and base unit below, walk in luxury electric power shower with massage jets, radiator, recessed spot lighting, storage/airing cupboard, hand towel rail, obscured glass window to stable yard. **Living Room** 2.9m x 2.7m having radiator, recessed spot lighting on dimmer, TV aerial point, power points, window to side elevation. **Bedroom** 2.02m x 2.9m having radiator, recessed spot lighting on dimmer, TV aerial point, power points, storage cupboard, window to stable yard.





Flat Three

Front Entrance into Hallway having Colonial laminate non slip flooring throughout the flat, radiator, recessed spot lights on dimmer, loft access point, Honeywell thermostat, storage cupboard. **Kitchen** 2.65m x 2.64m having base and wall mounted kitchen units, stainless steel single drainer sink with mixer tap, space for fridge freezer, Electrolux Premier electric oven with 4 ring electric hob & extractor fan, recessed spot lighting on dimmer, power points, fire alarm, window overlooking stable yard. **Living Room** 4.46m x 2.6m having radiators, recessed spot lighting on dimmer, power points, TV aerial point, dual windows to front. **Bedroom One** 3.65m x 2.57m having radiator, recessed spot lighting on dimmer, TV aerial point, power points window to front elevation. **Bedroom Two** 2.64m x 1.67m having radiator, recessed spot lighting on dimmer, TV aerial point, power points window to stable yard. **Bathroom** having low flush w.c, hand wash basin with base unit below and vanity unit above, large heated towel rail, walk in Luxury power shower, recessed spot lighting, obscured glass window to stable yard.

Stud Managers House

Lees Equestrian Centre has Outline Planning Permission to build a detached, two storey, 5 Bedroom Managers House of Redland Warwickshire Olde English bricks & Marley Hawkins Dark Heather roof tiles & hence in keeping with the surrounding stable yard.

Equestrian Facilities

Stable Yard

Yard Office 6.2m x 5.65m having carpet, radiators, , loft access point, recessed spot lighting, TV aerial point, 2 x telephone points, power points, dual aspect windows to front and rear.





Stables

A superb range of brick & block built stables under a pitched tiled roof, with front canopy form the perimeter of the stable yard. All stables have hard standing in front & there is a central lawned area. All stables have internal strip lighting & external wall lights, concrete flooring, kick bolt stable doors. There are numerous external water taps around the yard. All stables have height & scope for first floor loft conversions (subject to relevant planning consents). 4 stables have internal CCTV cameras.

15 Stables 4.2m x 4.1m

4 Foaling Boxes

Staff Canteen 4.29m x 4.23m power points. Could be a feed or a tack room.

Wash Box 4.5m x 4.2m power points, no front door.

Feed Store/ Tack Room / Storage 5.6m x 4.03m

Manege Area The vendor informs us that the drainage is in place & the site has been cleared for manege of approx. 27m x 60m.

Lorry Park A substantial area of hard standing to the

front of the stable yard for parking and turning vehicles.

Hay Barn Full planning permission has been granted for the erection of a 3 bay Hay Barn (45m x 25m), with slate blue box profile sheeting, to be situated in the lorry park to the front of the stable yard.

Land

In all approximately 13.39 acres. Currently divided into 5 post and rail fenced grass paddocks. The land is largely flat & the paddocks have water, electric & one field shelter. There is a secondary access gate to the paddocks from the lane.



Services

Mains electricity and water.
Private drainage via a Bio disc system.
Oil fired central heating.
Double glazed windows throughout the flats.

Local Authority

Council Tax Band: A
Shropshire County Council

Viewing

Strictly by prior appointment with the Agents Jackson Equestrian 01743 491979.

Plans

Plans and Relevant Planning Permissions are available on request.



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