

WYCHNOR PARK STUD

Staffordshire



WYCHNOR PARK STUD

Burton-upon-Trent, Staffordshire, DE13 8BU

Lichfield 7 miles • Burton-upon-Trent 7 miles • M6 Toll Road 13 miles

Birmingham 25 miles • Derby 19 miles

An extremely practical Stud Farm in stunning surroundings with a substantial modern farm house

Farmhouse of 6 bedrooms • 6 bathrooms • Staff flat • Garage/Office building

Cattle Barn • 2 stable barns; one of 8 mare and foal boxes and 14 boxes

37m x 17m Indoor School • Around 79 acres of grazing and pasture

Moorings for 20 canal boats giving extra income

In all around 81.2 acres (32.9 ha) for sale as a whole or in 3 lots



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INTRODUCTION

Wychnor Park Stud is an attractive and practical stud farm with a proven record of producing top class National Hunt stock for the last 20 years, however it is as attractive as it is functional. The house overlooks both the River Trent and the Trent and Mersey Canal. The stud is also suitable for a wide range of equestrian purposes. The property has a range of income streams producing around £7,500 in mooring fees for 2015, the higher level stewardship scheme generating around £5,000 as well as an income of around £5,400 from the basic payment scheme for 2015.

LOCATION

The property is close to the much visited villages of Alrewas and Barton-under-Needwood, within the catchment area of the John Taylor School and within easy reach of Abbots Bromley and Repton schools. It is less than a mile from the A38 which provides speedy access to the M42, M6 and M6 Toll, within range of Lichfield, Tamworth, Burton-upon-Trent and 25 miles from Birmingham City Centre. Lichfield Trent Valley train station is 7 miles away with some trains reaching Euston in an hour and a quarter.



CUNNARY FARMHOUSE

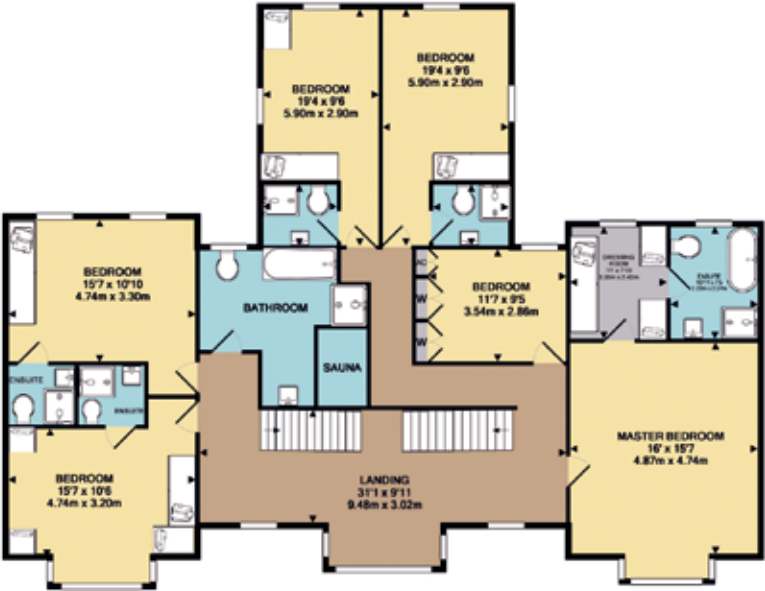
A substantial Staffordshire farmhouse built in 1992 of brick under a slate roof with generous reception rooms and extensive bedrooms. With a solid feel, particular attention has been paid to the quality of fittings. There is oak panelling and flooring throughout much of the ground floor. The gardens to the front of the house overlook the paddocks, behind is a secluded garden sheltered by the stable buildings. This has a hot tub and a garden gazebo.



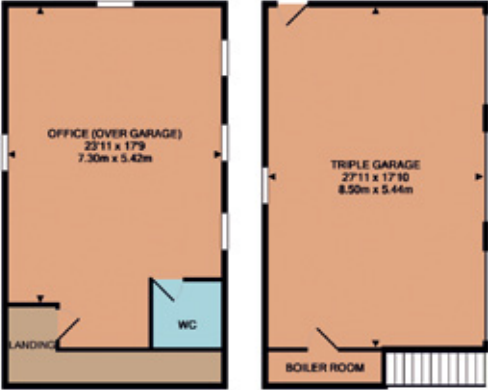
FLOORPLAN



GROUND FLOOR



FIRST FLOOR



OFFICE AND GARAGE

THE STABLES

The stables are built to a high specification with excellent facilities for foaling and the care of broodmares. In two barns; one of 14 boxes and one of 8 mare and foal boxes, with tack and sitting up rooms, these are exceptionally easy to work. The indoor school is a valuable addition particularly for those with competition horses and has its own watering system.

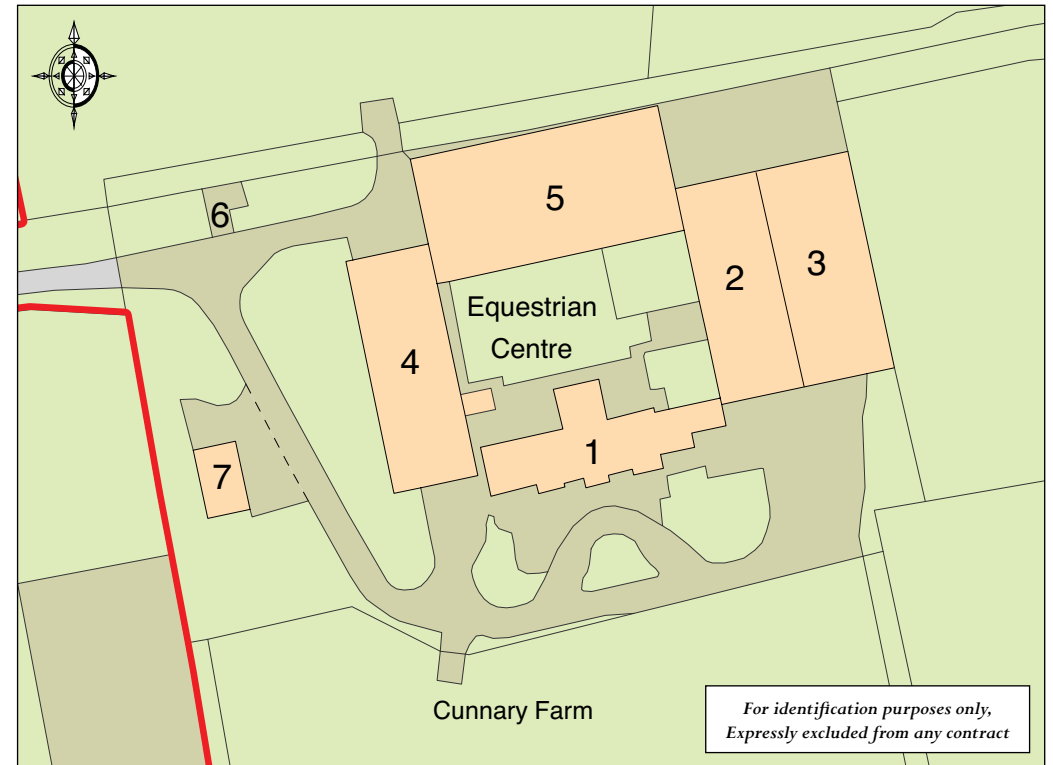
The buildings are as follows:



WYCHNOR PARK STUD BUILDINGS

Numbers Refer to the Block Plan

- 1. Cunnary Farmhouse and Staff Flat:** A modern farmhouse of 6 bedrooms and 6 bathrooms, built a high specification. With 1 bedroom staff flat annex.
- 2. Barn of 8 Boxes (31.5m x 11.5m):** A block and brick faced barn under a vented roof with concrete floor and roller doors at either end, currently arranged to house 8 boxes with timber partitions and swivel mangers, although there is scope for up to 14 boxes with minimal adjustment. Also contains a lockable store/workshop of 9.4m x 3.4m, with a steel sink unit and a side door to the garden.
- 3. Cattle Barn (13m x 5.3m):** A 6 bay Dutch barn with a concrete floor under a corrugated steel roof with 5 pens and a bunded diesel tank.
- 4. Barn of 14 Boxes: (11.49m x 34m):** A brick faced barn under a vented roof with a concrete floor with roller doors at each end, 14 boxes, each of 3.6m x 3.8m, lockable tack room. Sitting up room and store, WC, kitchen with sink unit and plant room with 2 Eurostar oil fired boilers which serve the house. This is useful extra temporary accommodation.
- 5. Indoor School (17m x 37m):** A steel framed and clad building with roller doors at either end, lined with kick boarding and with a sand surface and sprinkler system.
- 6. Loading Ramp**
- 7. Office and 3 bay garage (5.21m x 8.53m):** Brick Clad under a tiled roof with 3 electric garage doors with first floor office (8.46 x 5.45) with own WC and sink unit. Also with bunded oil tank and Eurostar oil fired boiler.



LAND AT WYCHNOR PARK STUD

Wychnor Park stud has a total of around 79 acres of grazing and pasture. About 35 acres are in paddocks plus about 42 acres are meadows between the River Trent and the Trent and Mersey Canal, this land is excellent summer grazing for horses and cattle and is a wonderful wildlife habitat. It also has 20 moorings for canal boats on the banks of the canal producing a gross income of £21,000 in 2015, of which around £7,500 net was received by the vendor. In all around 81.2 acres (32.8 ha)

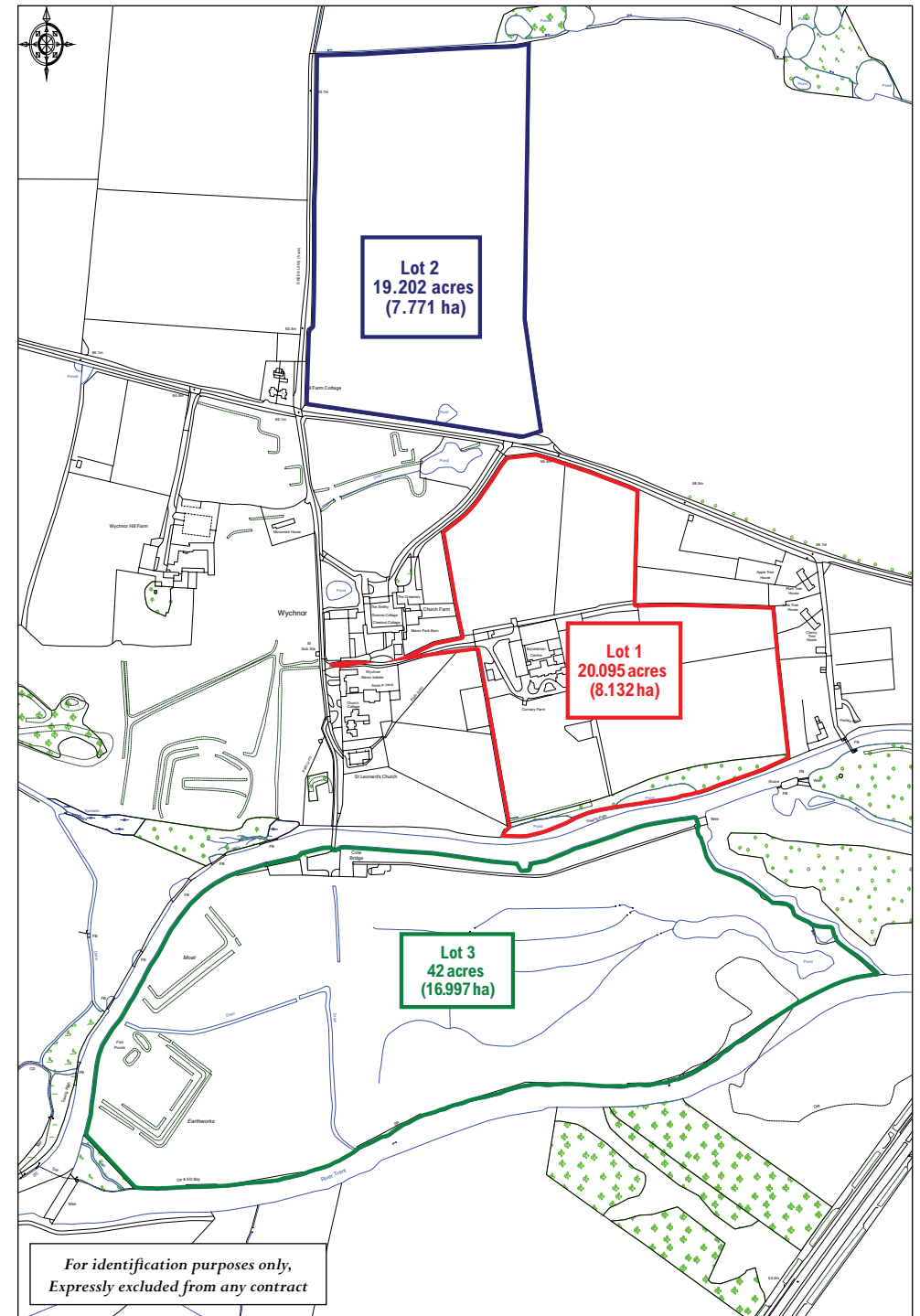
LOTTING

The Stud is offered in 3 lots:

Lot 1: The house and stud buildings in around 20.09 acres

Lot 2: Around 19.2 acres of ridge and furrow permanent pasture to the north of Wychnor Lane.

Lot 3: Around 42 acres of water meadow between the River Trent and the Trent and Mersey Canal.



GENERAL REMARKS

Method of Sale

Wychnor Park Stud is offered for sale by private treaty as a whole or in lots.

Tenure

Freehold with Vacant Possession.

Services

Mains water, Mains electricity, Private sewerage and Oil fired central heating.

Basic Payment Scheme

The land is registered for payments under the Basic Payment Scheme. There are 30.8 ha of entitlements. The entitlements are included in the sale.

Stewardship Agreement

The Land at Wychnor Park Stud is in a Higher Level Stewardship Scheme which expires on the 30th September 2021. This generates £4,910.30 per annum.

Local Authority, Business Rates and Council Tax

East Staffordshire Borough Council: (01283) 508000

Business Rates

The rateable value is £5,900. The rates payable are £2,855.60 and are therefore subject to Small Business Rates Relief.

Council Tax

Band G, £2,506.49 Payable 2016

Nitrate Vulnerable Zone

Wychnor Park Stud stands within a surface water Nitrate Vulnerable Zone.

Rights of Way

A footpath runs across lot 1, along the hedge to the North of the indoor school.

Rights of Access

The property enjoys access to the moorings and water meadows via Cow Bridge under Licence, for which the owner of Wychnor Park Stud pays £2,000 per annum. Use of Cow Bridge and mooring rights are by agreement with the Canal and River Trust. For further details please contact the agent.

Trading Names

The Trading Names "Wychnor Park Stud" and "Wychnor Stud" are available to a purchaser.

Health and Safety

When viewing Wychnor Park Stud please be aware that the property is a working stud farm and prospective purchasers should not enter boxes or paddocks unless accompanied by the agent or a member of staff. Please also exercise caution alongside the canal and river.



Scheduled Ancient Monuments

There are 2 scheduled ancient monuments in the water meadows: Wychnor deserted medieval village, moated site and moated enclosure and two fishponds as well as ancient banks and ditches within lot 2.

Boundaries

The vendors and the vendor's agents will do their best to specify the ownership of boundaries but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

Fixtures and Fittings

These are excluded from any sale but may be available by separate negotiation.

Equipment and Machinery

The stud farm equipment and machinery may be purchased by separate negotiation.

Plans, Areas and Schedules

The plans and areas displayed have been prepared for information and illustrative purposes only and their accuracy cannot be guaranteed.

Sporting and Mineral Rights

The sporting and mineral rights, as far as they are owned are included in the sale.

Energy Performance Certificates

The house has an Energy Efficiency Rating of 58, Energy Performance Certificates are available from the agent upon request.

Photographs

The photographs in these particulars were taken in June 2016. Any fixtures and fittings or equipment shown in the photographs are not necessarily included in the sale.

Floor plans

These have been prepared on behalf of the agents. They are for information only and specifically no guarantee is given in respect of the measurements nor the total square footage marked on the plans. Any figure is for guidance and should not be used as a basis for valuation.

Viewing

All viewings will be strictly by appointment with the agents:

Windsor Clive International: telephone 01672 521155

John German: telephone 01543 419121

Directions (Post Code: DE13 8BU)

From the M6 Toll road, leave the M6 at T5 taking the A5148 to A38/Lichfield/Burton, after 8 miles and after crossing over the River Trent take the left turn over the bridge to Wychnor. After of a mile take the second left hand turn, then after 250 metres the drive to Wychnor Park Stud is on the left. The entrance is at the end of the drive after 100 metres.

