

The logo for Fox Grant, featuring the word 'Fox' in yellow and 'Grant' in white, both in a sans-serif font, set against a blue square background.

Fox Grant



THE STABLES EQUESTRIAN CENTRE COTTON END ROAD, WILSTEAD, BEDFORDSHIRE

Residential Equestrian Smallholding with Thriving Established Riding School & Livery Business

SITUATION

Bedford 6 miles, Ampthill 6 miles, M1/ J13 12 Miles, Milton Keynes 20 miles, London 57 miles

Trains: Bedford to London St Pancras (38mins)

International airports: Luton 18 miles, Stansted Airport 42 miles

The Stables Equestrian Centre is situated only half a mile from the village centre of Wilstead with two public houses, local shops, two takeaways, primary school & church; located south of Bedford with excellent road access whilst in a rural village setting, yet benefits from excellent communication links being midway between the A1 & M1, with A421 & A6 within easy reach, providing access to the Midlands, London and the North.

Education Primary schools close by include Wilstead & Cotton End whilst there is a good selection of private schools in the area including The Bedford School. Grammar schools are available at Hitchin with state schools nearby too. For more details see www.isc.co.uk for independents and www.bedford.gov.uk for state schools information.

Local, Sporting & Recreational Facilities Centrally located between Bedford, Biggleswade & Milton Keynes, with excellent access to the road network; there is a good choice of shopping, sporting, cultural and educational facilities including a number of popular tourist attractions such as Woburn Abbey Safari Park and The National Memorial Arboretum.

A more comprehensive range of services can be found nearby in Birmingham with The Bull Ring leisure complex and National Exhibition Centre.

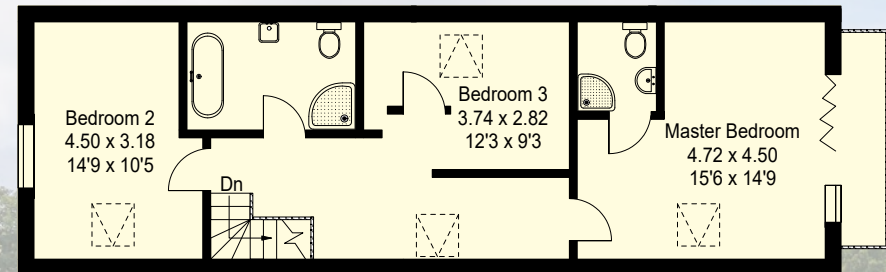
Good walking, cycling and outriding opportunities abound from the property into the surrounding countryside with good outriding onto the John Bunyan Trail with dressage/ showjumping competition centres at Keysoe Bury Farm and Addington. Horseracing is at Towcester, Huntingdon & Newmarket. Local hunts include the Oakley & Cambridgeshire. Sailing and water sports available at Stewartby Water Sports Club and Priory Sailing Club. Fishing can be enjoyed at How End Fisheries by licence. Golf can be enjoyed at The Bedford, The Millbrook and Beadlow Manor.

THE STABLES EQUESTRIAN CENTRE

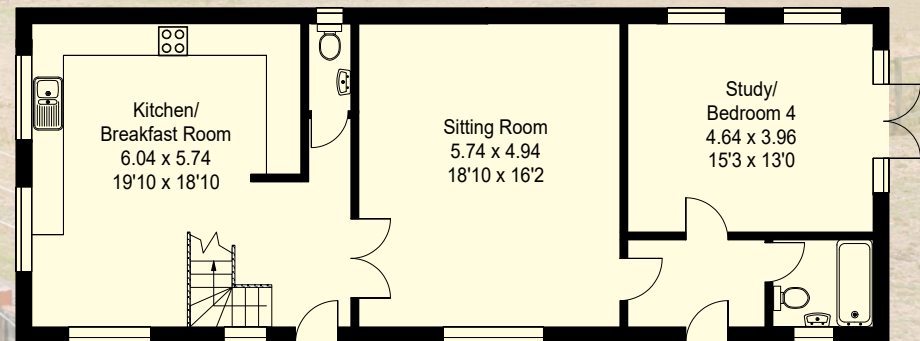
Situated in an accessible rural location enjoying views over the adjoining countryside, The Stables Equestrian Centre is a well-established BHS-approved Riding School & Livery Yard which has been grown by the current owners, over a number of years with a highly successful teaching & livery business; optimising extensive equestrian facilities including an indoor school and outdoor arena, within a compact **11.6 acre** site plus excellent outriding from the property.

The Stables Equestrian Centre, 146 Cotton End Road, Wilstead, Bedford MK45 3DP

Approximate Gross Internal Area :- 157 sq m / 1690 sq ft



First Floor



Ground Floor

PRODUCED FOR FOX GRANT 2018

This illustration is for identification purposes only.
Not drawn to scale, unless stated.



RESIDENCE

Modern detached home having been extended and improved by the current owners to a high specification, of brick elevations under a tiled roof. Extending to some **1,688 ft²** (GIA), the property offers spacious and well-presented accommodation arranged over two floors, with a pleasant south facing rear garden and ample gravelled parking to the front. Please note that the property has an Occupancy Condition directly linked to running an equestrian business onsite.

Accommodation comprises:

- Flexible layout ideal for multi-generational living
- Large refitted Family Kitchen with dual fuel Rangemaster cooker
- Spacious living room
- Large study/ 4th bedroom with French doors to garden & adjoining bathroom
- Separate downstairs cloakroom
- Impressive master bedroom suite with vaulted ceiling and balcony overlooking garden
- 2 further bedrooms
- Family bathroom with roll top bath & separate shower cubicle

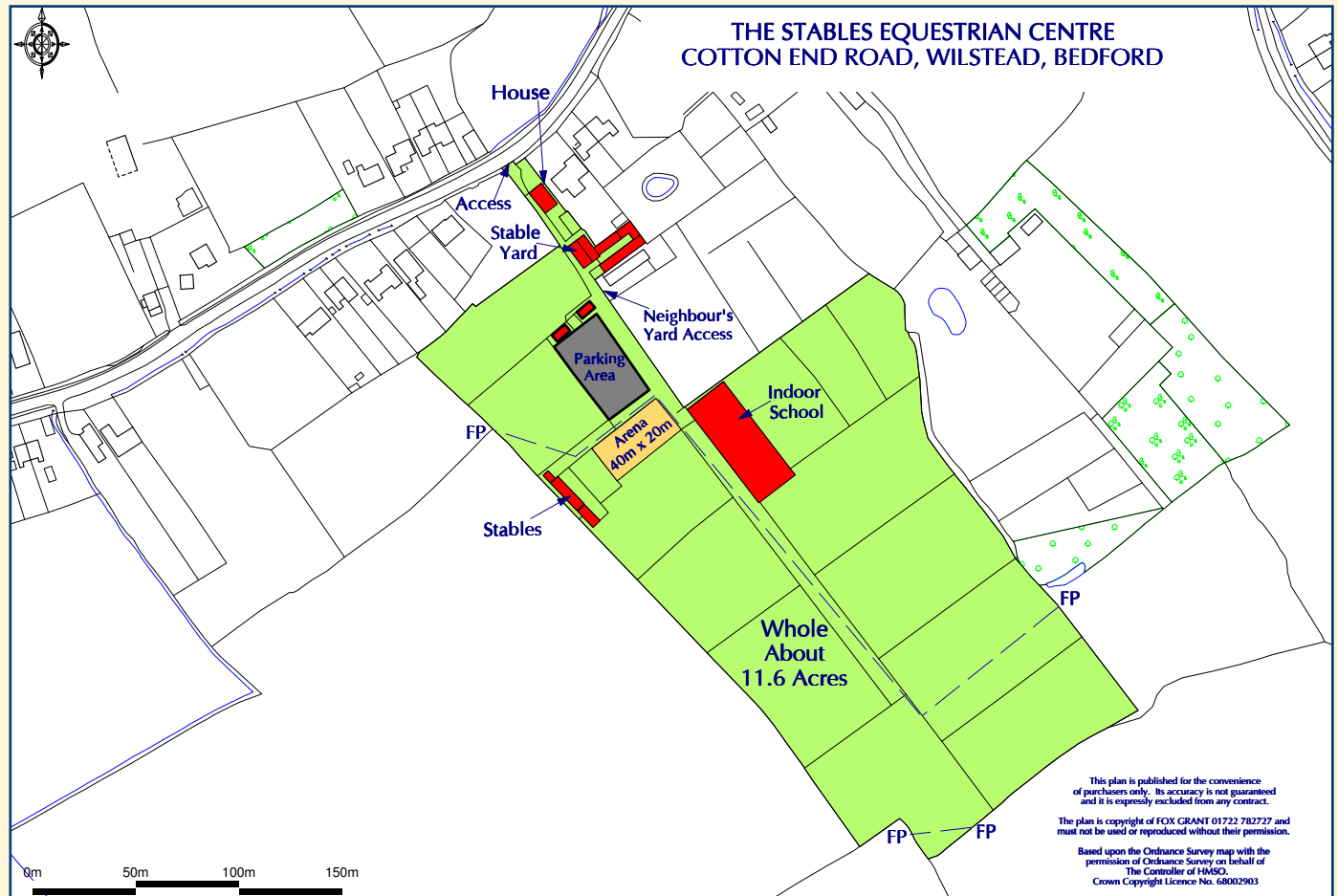
EQUESTRIAN FACILITIES

The current vendors have built up the existing livery yard & thriving BHS-approved riding school business, with a well managed yard and lessons booked with three freelance BHS-approved instructors, utilising a good range of equestrian facilities :-

- Electric gated entrance leads to the main stable yard – timber built stables with 17 boxes of various sizes + staff room + reception + alarmed tack room + wash room & WC
- Indoor Arena (40m x 20m) with fibresand/ rubber surface, floodlit with riding mirrors and 20m x 15m hay storage area in addition to one end
- Large Parking area for customers/ horsebox / trailers
- Outside yard – timber built with 10 loose boxes again of various sizes plus an isolation box
- Workshop & storage container
- Outdoor arena 40m x 20m with fibresand/ rubber surface and floodlights
- Twelve post & rail fenced pasture paddocks with automatic mains water fed troughs : totalling about 10 acres

SITE INCOME

The businesses onsite have been nurtured & developed by the current owners over the last 15 years – with a regular healthy turnover & profit with the ability to transfer into new ownership seamlessly whilst retaining existing staff, if required; more information available from Agent



LAND

The land lies to the south of the main equestrian buildings and comprises of level pasture within a ring fence sub-divided into individual paddocks with each paddock having its own mains water supply.

In all the land amounts to some 11.6 acres.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Health & Safety Given the potential hazards of a riding school we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around livestock, water and machinery. Children must be supervised by their parents on site.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

Occupancy Condition When originally built in 1990 Approval No. TP/90/1735 "...shall be occupied by persons employed full time in connection with the riding school..."

Rights of Way The neighbouring stable yard, has a vehicular, horse riding & pedestrian right of access down the driveway to their land [marked on sale plan]; in addition there are two footpaths across the land marked FP on the sale plan.



VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact Phil Howard for further details or email phil@foxgrant.com
foxgrant.com



Phil Howard



AGENT'S NOTES

Energy Performance Certificate (EPC) Band C : full report available upon request from Agent
Basic Farm Payments / Grants Unregistered currently **Local Authority** Bedford Borough Council
Tel: 01234 718093
Council Tax Band E : £2,172.70 for 2018/19
Services Mains water, gas, electricity and drainage. Gas fired central heating.
Tenure The stables Equestrian Centre is sold freehold with vacant possession given upon completion.
Fixtures & Fittings Unless mentioned specifically all fixture, fittings, garden ornaments & Farm Machinery are excluded from the sale but may be available by negotiation.
Particulars Prepared in July 2018.

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THE STABLES EQUESTRIAN CENTRE MK45 3DP

DIRECTIONS

From **M1 Junction 13**, head northeast signposted **A421 Bedford**, after about 4 miles at the **A6** roundabout take the third exit towards **Wilstead**. At the third roundabout turn left onto **Bedford Road, Duck End**; on entering **Wilstead** turn left just passed the **Woolpack Inn** into **Cotton End Road**, follow the road for about half a mile, where the property will be found on your right hand side, signed **The Stables Equestrian Centre**.

Postcode: **MK45 3DP**

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**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**TOURISM
& LEISURE**

**EQUESTRIAN
SPECIALISTS**