





Competition arena

Judges box

Warming up arena



Clubhouse

Stables

**Fenning Farm, Soham Fen, Ely, Cambs, CB7 5UL**

Award winning British Dressage competition centre, located approximately 12 miles from Newmarket with good road links.

3 bedroom (including loft bedroom) bungalow with potential to improve / extend (subject to planning), 2 full size 60m x 20m silica sand and Softrack rubber arenas with judges boxes, Charles Britton passada warm up arena 39m x 44m, clubhouse, large parking area, 6 loose boxes, 2 open fronted hay barns, 5 post and rail paddocks. Approximately 8.5 acres (stms). The property is found at the end of a long driveway, with no near neighbours.

This well known show centre, with an established business which currently runs up to 40 show days per year, has much potential for expansion (subject to planning).

The bungalow provides: 3 bedrooms, (including 1 loft bedroom), kitchen, sitting room, utility/morning room, bathroom, hall. Outside toilet. Front and back gardens.

Outside facilities comprise: 2 post and rail fenced 60m x 20m silica sand and Softrack rubber arenas each with a judges box, Charles Britton passada close board fenced warm up arena 39m x 44m, clubhouse with outside decking area, large car/ lorry parking area (approximately 3,500 sq metres), 6 loose boxes with rubber flooring, tack room, feed room, further storage building (in need of improvement) with 4 further loose boxes, 5 post and rail paddocks. Approximately 8.5 acres (stms).



Cafeteria



Bungalow



Bungalow kitchen



Bungalow sitting room

## The Business

The current owners have developed the show centre themselves, have held up to 40 show days a year, and to date have only held dressage competitions. The venue has received two show centre awards from British Dressage. Accounts for the last 3 years will be made available to seriously interested parties only.

There is potential to develop the business further, although the property would also be suitable for domestic, or other equestrian use, subject to any necessary planning requirements.

The website address is [www.fenningfarm.co.uk](http://www.fenningfarm.co.uk)

## Improvements

Plans have been drawn up for extending the residence and plans have been drawn up to cover one of the arenas. These plans will be available for inspection by interested parties. Planning applications for these improvements have not been made.





## ACCOMMODATION

### THE BUNGALOW

External half glazed door to:  
Entrance Porch

Half glazed timber door to:  
Inner hallway

#### Sitting Room

*4.34m x 8.02m overall (14'2" x 26'3")*

Woodburner. Dual aspect (SW and SE). Double radiator, single radiator. Stairs to first floor loft room/bedroom 3

#### Kitchen

*7.8m x 3.03m (25'6" x 10'8")*

Range of wall and base units with roll top work surface over. Single stainless steel sink drainer, space for range cooker, plumbing for washing machine, plumbing for dishwasher, space for larder fridge. Ceramic tiled floor. Double aspect (SW and NE). Double radiator. Windows to utility/boot room. Part glazed door to:

#### Utility / Boot Room

*4.9m x 2.93m (16'0" x 9'6")*

Sliding glazed patio doors to outside.

Space for tumble dryer. Base units with work top over. Timber panelled walls. Ceramic floor tiles. Window to back garden (NE). Double radiator.

From kitchen door to:

#### Bathroom

Free standing bath. Pedestal wash hand basin, low level WC, bidet, enclosed shower unit with Triton electric shower. Part tiled walls. Towel rail. Frosted window (SW). Double radiator.

From Sitting Room, door to:

#### Bedroom 1

*3.96m x 3.36m overall (12'10" x 11'0" overall)*

Window (NE). Single radiator.

From inner hallway, door to:

#### Bedroom 2

*3.95m x 3.35m overall (12'10" x 10'10" overall)*

Window to front garden (SE). Double radiator.

From sitting room stairs to:

#### Bedroom 3

*3.34m x 4.10m overall (10'10" x 13'5")*

Limited ceiling height. Dormer window to front garden (SE). Double radiator.

Attached to the bungalow there is a cloakroom with external door with low level WC and wash hand basin (currently used as outdoor cloakroom).

The bungalow has a separate entrance from the access driveway, through a five bar timber gate. The front and back garden are mainly lawn with fruit trees, flowers and shrubs. There is an ornate fish pond in the back garden.

All windows are double glazed excluding the internal window between the kitchen and boot room.

#### Rates Payable

Council Tax Band D (2006 £1,013)

Non Domestic rates (2006 £2,138)







## EQUESTRIAN FACILITIES

THE DRESSAGE CENTRE is entered through double timber five bar gates from the access driveway. The residence is found to the left which is in the South Eastern corner of the property and the clubhouse is to the right. The hardened drive leads to the main parking area, between the northernmost boundary fence and the practice arena. Parking extends around the practice arena with the competition arenas beyond. A single shingle drive runs from the main driveway through the lawned back garden to concrete parking for up to 6 cars, between the house and stables. A post and three rail ring fence marks the boundaries.

### **Outbuilding incorporating The Clubhouse/Cafeteria, Stabling and Storage.**

Building of timber construction with corrugated metal flat roof. On one side of this building facing the entrance driveway are two loose boxes 5 and 6 with sealed rubber mat flooring and are part lined with Stokboard. To the rear of this building through double timber doors are 4 former stables used for storage. This part of the building is in need of some repair.

### **Clubhouse/Cafeteria**

To the front of the above outbuilding. Water, power and light connected. Timber clad. Steps up to fenced decking/outside area.

From decking area the club house is entered through half glazed double doors. Wooden laminate floor in club/cafe area with lino floor in serving area. There is a 'D' shaped counter/bar with shelving under. Wash hand basin with mixer taps. Extractor fan. Professional Gamko cooling fridge with double doors. 2 small 'Husky' coolers. Parry self-filling water boiler.

### **Practice Arena**

39m x 44m totally enclosed by close boarded fence. Constructed by Charles Britton with passada surface. Timber 5 bar gate from car park area. Further 5 bar gate from practice arena to stable yard.

### **Competition Arenas**

Two adjacent international size 60m x 20m with silica sand and Softrack surface. Post and three rail fencing. Arena A has two timber judges box, Arena B has one timber judges box.

### **Stable Yard**

On the south eastern boundary adjacent to the practice arena. Block construction with profiled metal sheet roof. Water, power and light connected.

Feed room: 6'0" x 15'10" (1.83m x 4.83m) with butler sink

Tack room: 8'0" x 15'10" (2.43m x 4.83m)

Loose boxes 1 - 4

1 stable @ 16'0" x 15'10" (4.88m x 4.83m)

1 stable @ 12'3" x 15'10" (3.74m x 4.83m)

2 stables @ 12'0" x 15'10" (3.66m x 4.83m)

The width of the stable doorways are 4'5" (1.36m)

The Internal walls of the stables are part lined with Stokboard. All stable floors are lined with sealed rubber matting.

*(Loose box 5 and 6 described in outbuilding above)*

### **Hay Barns**

Open fronted, part steel and part timber framed.

18'2" x 40'9" (5.54 m x 12.46m)

18.1" x 52'8" (5.52 x 16.09m)

### **Paddocks**

Found to the back of the property beyond the competition arenas. Post and three rail fenced. Accessed by a wide grass track that runs along the northernmost boundary fence. Divided into four paddocks with a larger fifth paddock at the furthestmost (W) boundary. All gateways are offset to allow ease of access for farm machinery.



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Emily Cooper-Reade's business experience with the property market started with Rural Agency specialising in the sale of lakes, fisheries and leisure properties. Previous to setting up ECR Properties Emily worked in association with an established firm of Estate Agents to develop their country and equestrian specialist agency.

Emily has had many years involvement in all things equestrian, including running her own competition yard, and continues to compete regularly at dressage to National championship level. Emily is also Director of a successful wine business.

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**VIEWING**

Strictly by appointment only, please contact ECR Properties on 07850 225250

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