



DUDMASTON STUD

Tuckhill, Six Ashes, Bridgnorth, Shropshire WV15 6EW

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Guide Price £825,000



An excellent opportunity to purchase an equestrian property with a range of facilities

- Extending to 33.80 acres (13.68 ha) in total
- 30.58 acres (12.37 ha) of pasture
- Eight purpose-built stables
- Outdoor arena and lunge pen
- Three bedroom log cabin
- Steel portal-framed barn

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

An excellent opportunity to acquire a desirable equestrian facility suitable for a variety of uses, with a range of facilities and three bedroom log cabin.

DESCRIPTION

The property, extending to approximately 33.80 acres (13.68 hectares) in total, consists of 30.58 acres of grassland split into various enclosures. Dudmaston Stud benefits from a range of 8 purpose-built stables and yard area and also includes a steel portal framed barn suitable for the storage of machinery, feedstuff and fodder. The property, formally a stud farm, also has an outdoor arena (60m, x 20m) which benefits from a multi use surface and is irrigated. The arena also has an integrated sound system allowing rider and instructor communication. In addition, the equine facilities include a round lunge pen, secure tack room with kitchen facilities and a number of buildings for storage.

The land is predominantly gently sloping in nature and is utilised for both grazing and conserving of forage.

Mains water is connected to the property.

DWELLING

The property benefits from a three-bedroom log cabin. The dwelling provides a large open plan kitchen living space with woodburner, family bathroom with shower, wc and handbasin and a decking overlooking the surrounding Shropshire countryside. The log cabin was granted planning permission as a temporary dwelling in 2013 (Application reference: 13/00505/FUL). The vendor has had favourable response from the local planning authority in respect of building a new dwelling.

OPPORTUNITY

Dudmaston Stud provides an excellent opportunity to run an equestrian business and would allow a new owner opportunity for expansion, including further stables subject to the necessary planning consents being obtained.

LOCATION

The property is located approximately 6 miles south east of Bridgnorth and 9 miles west of Stourbridge. The land is situated conveniently 0.2 miles off the A458 providing good access and transport links.

DIRECTIONS

From Bridgnorth, head south east on the A458 towards Stourbridge. Crossing over the Stanmore roundabout, stay on the A458 for approximately 4 miles. Turn right off the A458 signposted Village Hall (the turning is adjacent to The Laurels Bed and Breakfast). Follow the road for 0.2 miles and the property will be on your right-hand side.





TENURE & POSSESSION

The property is freehold with vacant possession upon completion.

METHOD OF SALE

Offered for sale by Private Treaty.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations easements and wayleaves whether referred to in these particulars or not.

SPORTING, TIMBER & MINERAL RIGHTS

Insofar as they are owned, these are included within the sale.

VIEWING

Strictly by prior appointment with the Selling Agents and with a copy of these sales particulars to hand.



Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR. Tel: 01746 762666

RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

www.nockdeightonagricultural.co.uk



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