





A RED RIBBON SHOWPIECE

A rare and unique opportunity has arisen to purchase one of West Yorkshire's highly regarded equestrian show centres.

Set within approximately 10.5 acres of grounds, Manor Grange Stud is a Dressage Riders and Show Jumper's dream offering first-class competition and training facilities, a thriving commercial business ready to take over and private on-site accommodation to house a growing family.

Located in the rural village of Cridling Stubbs, just a few miles outside of Pontefract and with excellent motorway links nearby, this well-respected sports venue has been lovingly cared for since opening in 1999 and is now available for the new owners to make their own mark.



“ We’ve got great privacy here and we’ll really miss that. ”

FIRST-CLASS FACILITIES

Manor Grange Stud is an approved British Dressage and Show Jumping centre and through the years has become a key venue in the north of England for Dressage and Show Jumping events.

The venue has seen hundreds of competitions unfold here for the past two decades, meaning that thousands of people have trodden the grounds and felt the atmosphere of the surroundings that are both peaceful and prestigious.

Built for equestrians by a passionate family heavily invested in the sport, this facility is unsurprisingly first-class in every way.

Every minor detail has been carefully considered and the result is a venue which takes inspiration from alternative equestrian locations around the country and gives competitors an excellent stage to produce their best on the day.

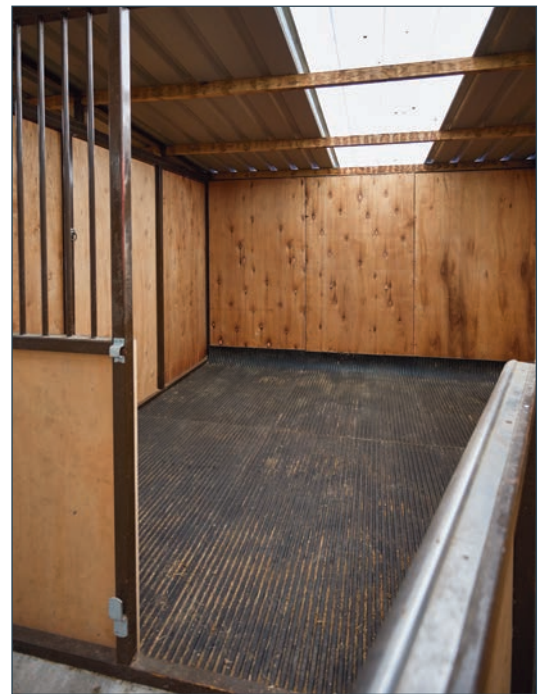
Among the vast site are two immaculate equestrian arenas, more than 40 high-quality day stables, two large car parks offering great accessibility and a state-of-the-art, purpose-built training centre featuring a mechanical training horse installed in 2007.

This place is tailor-made for the requirements of riders and can accommodate plenty of spectators too with a reception area, café, indoor viewing gallery and lecture theatre overlooking the main arena space which spans 3000 square metres in all.



“ We’ve been on the equestrian circuit for so many years. We’ve been to so many venues and have been able to build things here exactly as we’ve wanted; taking the best from the others we’ve been to. ”







“ We’ve tried to create the facilities that we would want if we were coming here to compete to give people the chance to perform to their very best. We’ve looked at what other venues lacked and tried to ensure it’s not missing here. ”



“ Our arenas always get fantastic feedback because of how well-kept they are. ”



“ People come from all over the UK here because they know that when they get here they’re going to have a good time with everything they need to compete. ”







As a trainer, it is the perfect space to help students train and the mechanical horse has been a great tool for the job.

A THRIVING COMMERCIAL BUSINESS

With a full diary of events booked a year in advance, the new business owners can hit the ground running.

With a reputation of the highest order, nationwide societies and associations and even those from further afield across the globe hire the facilities to host their events, meaning the scope to develop is absolutely certain.





In the past, the venue has hosted a wide range of prestigious calendar events including Petplan Equine Area Festivals three years in succession.

With an abundance of land and acres to spare, there is potential for whoever takes the reins to build further and expand the facilities with a chance to welcome more visitors.



HOME SWEET HOME

Away from the hustle and bustle of the thriving business premises are two purpose-built, chalet style homes set within a private lawned garden.

Immaculately kept, featuring an impressive raised decking area housing a sunken hot tub and a generous patio with a wooden gazebo structure for shelter, during the summer months it transforms into a perfect party space.

The first two-bedroom chalet was built

around a decade ago and sits at a raised level with a bedroom stepping straight out to the decking through patio doors.

When the sun is shining and you're enjoying breakfast outside, you'd be forgiven for thinking you were relaxing in your own private holiday home.



The layout is deceptively spacious, comprising of a utility room and separate WC, an open-plan kitchen-diner with additional breakfast bar island that wraps around to the living room and a modern shower room.

The decor is neutral and modern throughout, meaning it's ready to move straight in.



LATEST ADDITION

The second home was built less than five years ago and is equally bright and tastefully decorated.

Walk into the open-plan living space which benefits from dual-aspect patio doors for wonderful natural light throughout the day.

Here you'll find a modern shaker-style kitchen complete with triple built-in ovens, electric hob, space for a huge larder fridge and an island with built-in electric points.

The family enjoy socialising and relaxing here at the dining table or cosying up to watch TV in the winter evenings.



Continue through to a large double bedroom with a built-in wardrobe and a chic, tiled en-suite bathroom.

A further walk-in shower room is situated at the opposite end of the house, along with two double bedrooms and a utility room leading off to the back door – which is perfect to use as a boot room and coat storage after a day working on site.

In addition to the two homes, there's a separate office meaning you won't have far to travel for the daily commute.



“ It feels like a screened family hub; it's nice to have our own separate family space away from the business. ”

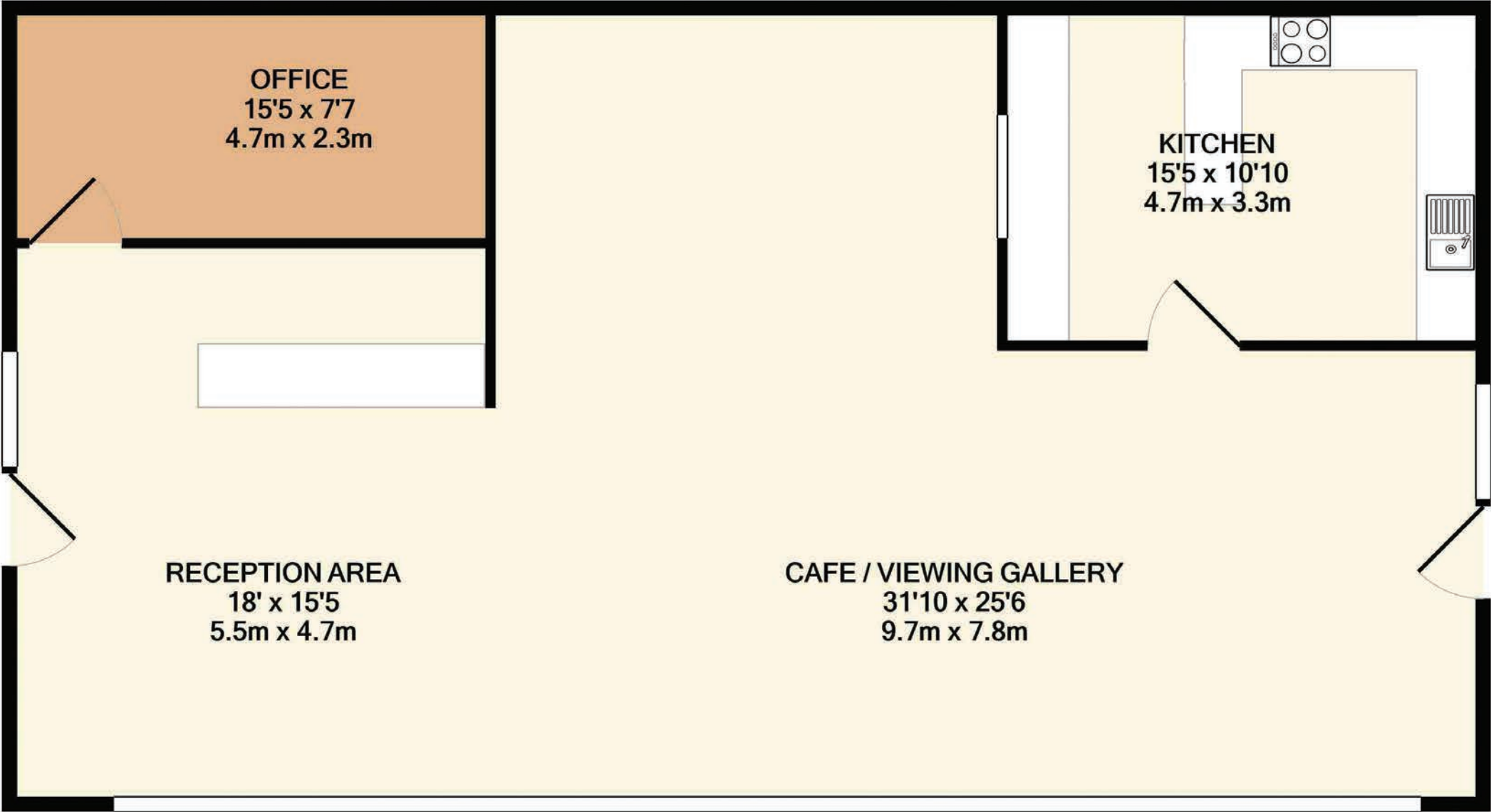


Cafe & Reception Floor Plans

Total Approx.

Floor Area 1206 SQ. FT.

(112.0 SQ.M.)



Property Features

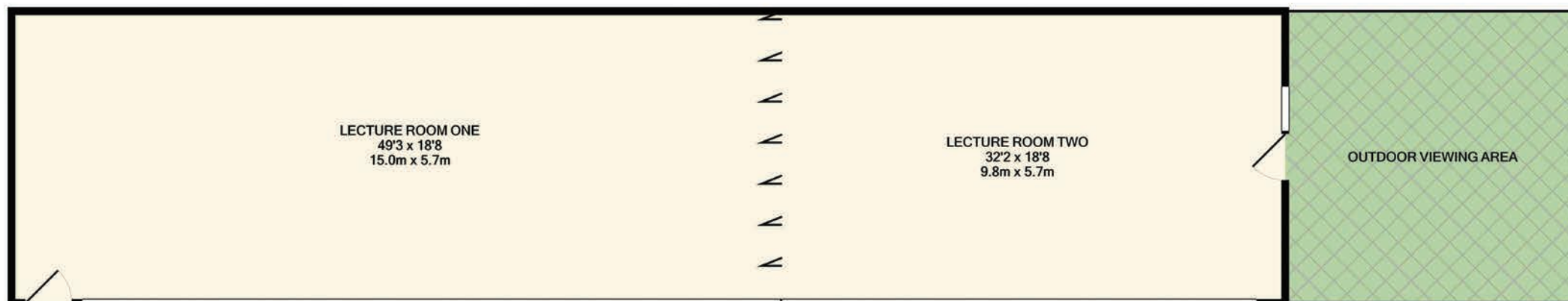
- Operational Equestrian Competition Centre
- Approx 10.5 Total Acres and 4.5 Acres of Paddock
- 44 Internal and External Stables with Tack and Feed Rooms
- Approx 50m x 60m Main Arena and 25m x 65m Collecting Arena with Floodlights
- 840 Sq/ft Cafe and 1463 Sq/ft Lecture/Meeting Room
- Mechanical Horse Training Studio and Office Block
- Two Modern Residential Chalet Style Homes with Private Gardens
- Close to A1, M62 and M1 Motorway Network
- Separate Residential and Competition Access

Lecture Rooms & Viewing Area Floor Plans

Total Approx.

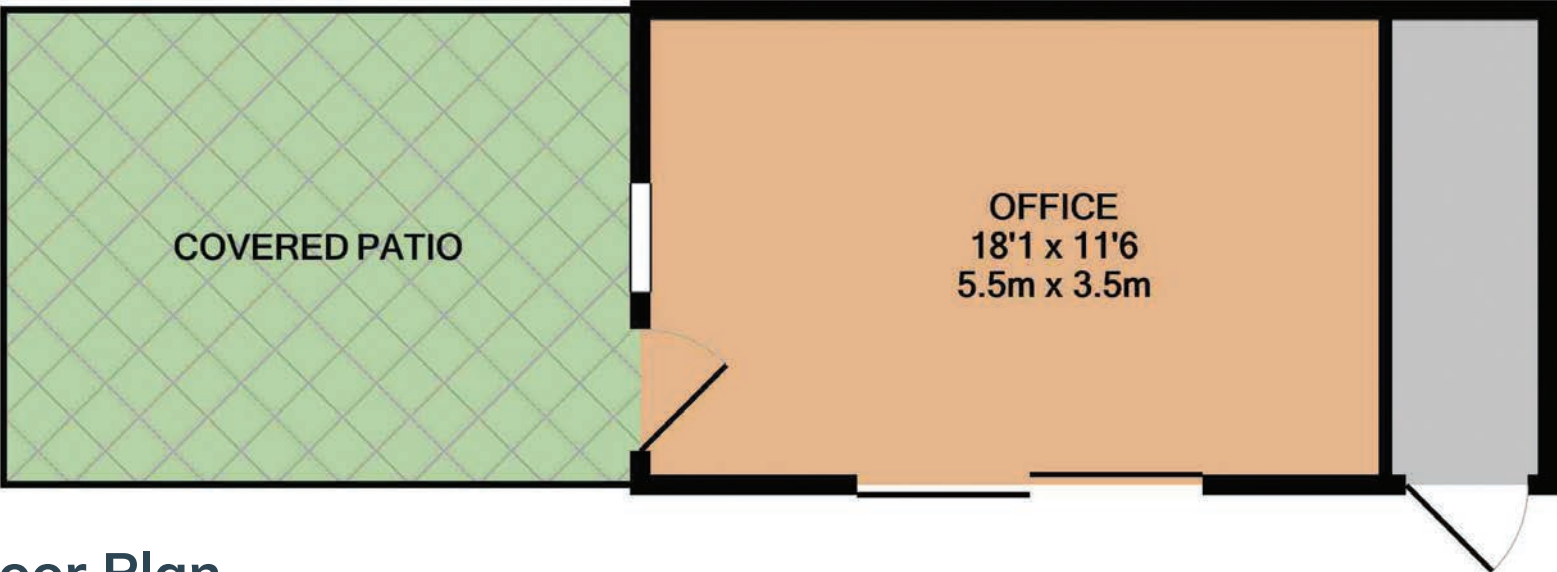
Floor Area 1516 SQ. FT.

(140.9 SQ.M.)



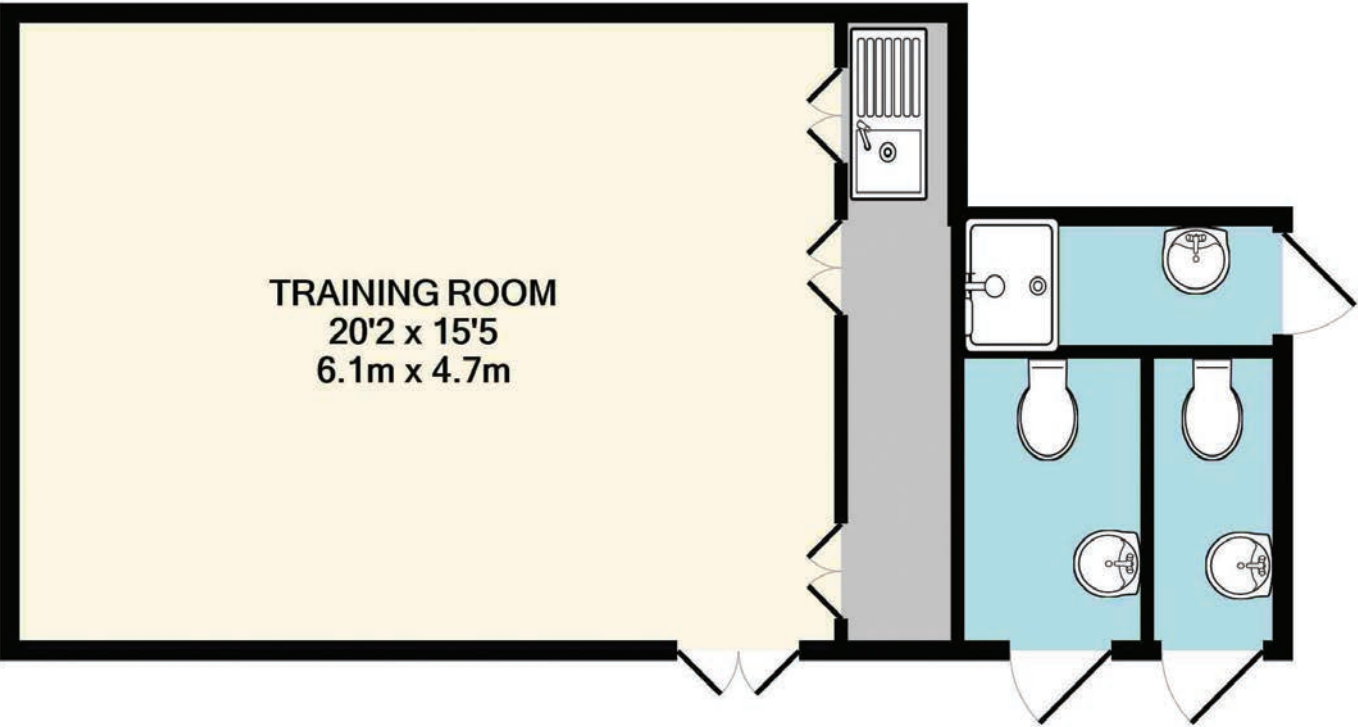
Office Floor Plan

Total Approx.
Floor Area 252 SQ. FT.
(23.5 SQ.M.)



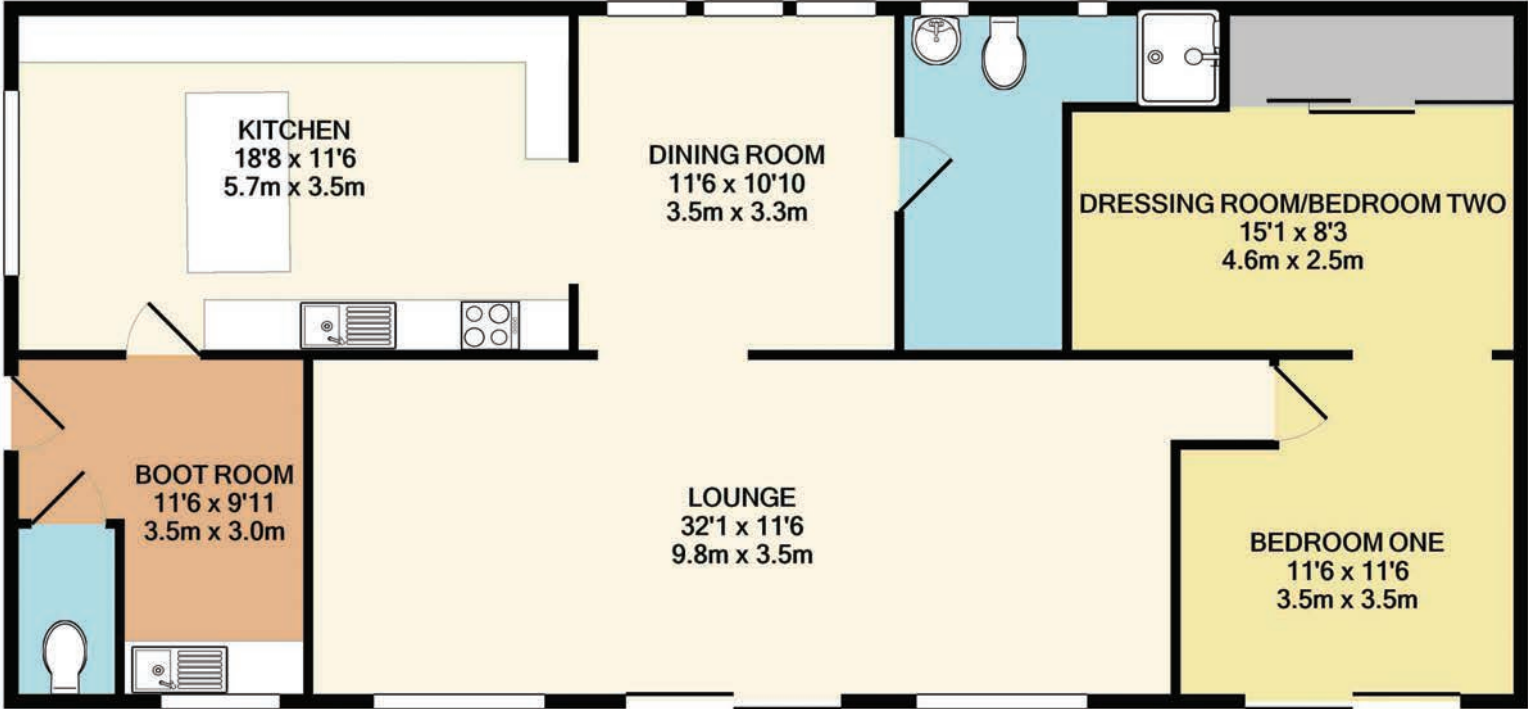
Training Room Floor Plan

Total Approx.
Floor Area 437 SQ. FT.
(40.6 SQ.M.)



Chalet 1 Floor Plan

Total Approx.
 Floor Area 1156 SQ. FT.
 (107.4 SQ.M.)



Environment & Energy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

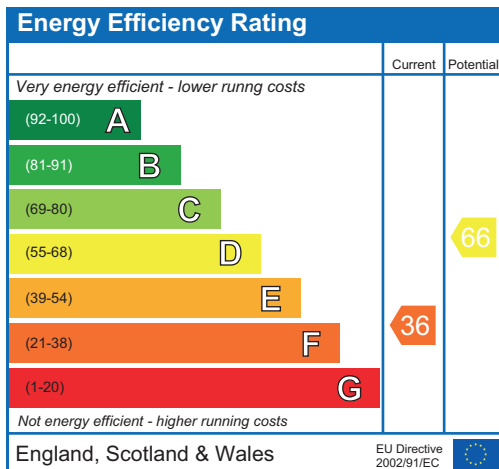
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Chalet 2 Floor Plan

Total Approx. Floor Area 1266 SQ. FT. (117.6 SQ.M.)



Environment & Energy





EXPLORE THE AREA

If you are in the market for an Equestrian property, the pretty village of Cridling Stubbs in West Yorkshire is the perfect place to call home.

Although this home is just minutes from the convenience of the A1 and M62, it is so peaceful, you would never know it. Its proximity offers easy access to Leeds, York, Sheffield and Doncaster. As an Equestrian centre it really is prime location for people to gain access to, from all over Yorkshire and even further afield.

For an eclectic mix of shops, restaurants, supermarkets and exciting attractions the nearby town of Pontefract has plenty to offer as well as numerous train stations that provide easy access to the main big cities.

For families, it is an ideal place with excellent schools including Queen Elizabeth Grammar School for girls and QUEGS Junior and Senior school for boys, both in Wakefield alongside Ackworth Quaker School. Days out are a pleasure with historic Nostell Priory, an 18th century manor house close by. Its parklands, gardens and play park are a perfect way to while away the hours. Culture lovers will be drawn to The Yorkshire Sculpture Park and the delights of The Hepworth Gallery.

If you don't fancy heading too far and want to take in the scenery with your equine companion, you are not short of choice for bridal paths and countryside rides just on your doorstep.



Manor Grange Stud, Cobcroft Lane, Cridling Stubbs, Knottingley, WF11 0AZ



Enfields Luxe
1 Alamo House, Sessions House Yard,
Pontefract, West Yorkshire WF8 1BN



To View Manor Grange Stud

01977 802477

team@enfieldsluxe.co.uk