



Speetley Equestrian Centre, Worksop Road, Barlborough, S43
Guide Price £1,800,000



Speetley Equestrian Centre is an ongoing business, positioned within close proximity of major road links, directly off the A619, Barlborough and only 1km from Junction 30 of the M1.

The Centre offers a fantastic and rare opportunity to operate a diverse range of livery and equestrian pursuits and boasts an impressive 29 stables and approximately 22 acres of land providing ample space for horses to roam and train. There is also further land available to purchase by separate negotiation.

The highlight of this property is the main arena, which is built to international standards and equipped with high-quality floodlighting. It also includes a commentary box with a professional sound system and a warm-up arena for riders to prepare before their main event, making it the perfect setting for hosting competitive equestrian events.

Included in this remarkable sale is a four-bedroom farmhouse and an attached cottage, both currently let on Assured Shorthold Tenancies, offering a steady rental income stream.

To cater to visitors and participants, there is a thriving café on-site with a view of the main arena, providing a cosy spot to relax and enjoy the action. Ample parking space is available for lorries and trailers, ensuring convenience for all guests and competitors.

At the heart of the property is a traditional stone barn with planning for conversion to event accommodation. The whole site offers opportunity for redevelopment to a variety of purposes, subject to planning, with its unique combination of residential, commercial and equestrian facilities.

Don't miss this incredible opportunity to own a piece of equestrian paradise in the heart of the British countryside. Whether you're a seasoned equestrian professional or searching for a high-potential location to redevelop, this property has the potential to fulfil your dreams.

For further information or to arrange a viewing, please contact Rachael or Marc on 01246 232156



SPEETLEY EQUESTRIAN CENTRE

Location

Easily accessed from the A619 (Worksop Road) east of the De Rodes Arms Public House and Restaurant.

Main Arena

70m x 50m

Adjoining the warm-up arena and cafe, the main arena is floodlit with a high quality lighting system and also has commentary box for equestrian events throughout the year.

Warm Up Arena

60m x 30m

Flat work arena leading into the main arena and also benefitting from a high quality floodlight system.

Café

Measuring 82 sq.m. the café presents a fantastic opportunity for hosting events, not just those of the equine nature (subject to planning). Full height glazed doors and windows lead out and look on to the main arena and adjacent seating area along with further outdoor seating to the east enjoying views over neighbouring land and countryside beyond. The café has a main dining area as well as kitchen/preparation area and counter along with toilet facilities.

Farmhouse

EPC Rating 33/F

A three bedroomed farmhouse which is currently let on an Assured Shorthold Tenancy achieving £850 pcm.

Adjoining Stone Cottage

EPC Rating 54/E

Adjoining the farmhouse, a two storey two bedroomed cottage currently let on an Assured Shorthold Tenancy achieving £600 pcm.

Substantial Office

With accommodation over two floors extending to approx 157 sq.m., this multi-functional space also

enjoys views of both arenas from the first floor office space. In addition to the above-mentioned café there are internal and external seating areas along with kitchen facilities, showers and changing areas. There are also two externally accessed toilets. Redevelopment potential subject to planning.

Stone Barn

A two-storey stone barn measuring approx 180 sq.m. with planning permission to convert to an accommodation block.

Refer to Bolsover District Council Planning ref: 11/00143/FUL

Stable Barn

A steel framed stable barn with concrete block walls extending to approx 365 sq.m. and incorporating 15 stables totalling 200 sq.m.

External Stables

14 timber stables measuring approx 155 sq.m.

Store

Measuring approx 127 sq.m. with small silage area to front.

Land

The total area of land included within the sale of the equestrian centre extends to approx 22.27 acres (including residential area) shown approx edged in red on the Site Plan.

Tenure

Freehold

Planning Authority

Bolsover District Council
The Arc
High Street
Bolsover
S43 4JY

Sporting, Timber & Mineral Rights

All sporting, timber and mineral rights owned by the vendor are included in the sale.

Important Note

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.





Farmhouse Floorplan

Cottage Floorplan



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