



True Fate Equestrian Centre Bracken Hill Lane, Misson, Doncaster,
DN10 6FA
£850,000



Located in Misson, Doncaster, the True Fate Equestrian Centre presents a remarkable opportunity for equestrian enthusiasts. With approximately 17.4 acres, this property boasts direct access to open countryside and a network of bridleways, making it an ideal setting for leisurely rides and serious training.

The centrepiece is an impressive American-style barn, designed to cater to the needs of both horses and owners. Inside, you will find well-appointed stables, including 12 x 12 and 12 x 14 IAE Moorland stables, ensuring comfort and security. The facility is further enhanced by a hot water wash area and Drimee Solarium, providing essential care and grooming options.

The property features two floodlit all-weather arenas, measuring 40 x 60 and 20 x 40. These arenas are perfect for year-round use, allowing for training sessions regardless of the weather.

There is a large floodlit all-weather lunge and schooling pen, providing the perfect environment for training. The facility is equipped with high-quality Jump 4 Joy show jumps and dressage boards. Additionally, the cross-country training field, complete with a water jump, offers a unique challenge for those looking to enhance their riding experience.

The centre also features a welcoming café, where visitors can find essential equestrian supplies and refreshments. This helps make it a hub for the local equestrian community.

For horse owners, the property boasts ample all-year turnout with large grassed paddocks, allowing for the well-being and exercise of your horses. A secure tack room provides convenient storage for all your riding equipment.

This equestrian centre is not just a property; it is a lifestyle opportunity for those who cherish the bond with horses and the beauty of the countryside. With its extensive facilities and prime location, True Fate Equestrian Centre is poised to become a cherished home for both horses and riders alike.

Call now to view 01246 232156



TRUE FATE EQUESTRIAN CENTRE

Location

Located near the Village of Misson on Bracken Hill Lane. The Centre is sign posted from the main road.

American Style Barn

A very large barn which houses office space, The Bridle Stop Cafe, Tack Room, Supplies Store and steel framed stable barns with concrete block walls. There is also on offer IAE Moorland internal Stables.

Tack Room

A secure tack room providing storage for equipment.

Cafe

True Fate has it's own cafe which is currently named The Bridle Stop Cafe. 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 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.

Offices

With accommodation over two floors, 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.

Main Arena

131'2" x 196'10" (40 x 60)

A large outdoor floodlit arena which can be used in all weather.

Arena

65'7" x 131'2" (20 x 40)

An outdoor floodlit arena which can be used in all weather.

Floodlit All Weather Lunge/Schooling Pen

A facility with a floodlit surface that can be used for schooling and training horses.

XC Training Field

Ideal for riders to train for cross country riding.

All Year Turnout/Large Grassed Paddocks

A large grassed paddock used for grazing and exercise for horses, and can also provide a safe space for them to rest.

Land

The total area of land included within the sale of the equestrian centre extends to approx 17.4 acres.

Tenure

Freehold

Planning Authority

Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
S80 2AH

Previous planning permission was been granted for a single dwelling on the land to the North of the site (2020). Also, planning for a viewing platform to be added to the main barn overlooking the main arena. Please ask W T Parker for any further details. - 20/00639/FUL

Sporting, Timber & Mineral Rights

All sporting, timber and mineral rights owned by the Vendor are included within 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.

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







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