



Speetley Equestrian Centre, Barlborough, Chesterfield, S43 4TA  
Guide Price £720,000





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.

Approx 14 acres of land is included within the sale but further land is 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.

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.

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.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## **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.

### **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.

### **Land**

The total area of land included within the sale of Lot 1 of the equestrian centre extends to approx 14 acres shown approx edged in red on the Lotting Plan.

There is further land available to purchase by separate negotiation as also shown on the Lotting Plan.

Lot 3 - Approx 15.84 Acres of Arable Land - Guide Price £240,000

Lot 4 - Approx 6.28 Acres of Arable Lane - Guide Price £95,000

### **Boundaries**

Buyer to be responsible to erect and maintain a fence/hedge (specification to be agreed) along the boundaries between points A-B shown approx on the Lotting Plan.

Any costs involved for setting out the boundary by a land surveyor to be borne by the Buyer.

### **Tenure**

Freehold

### **PLEASE NOTE**

Horse jumps and catering equipment are to be sold by separate negotiation

### **Overage**

The sale is subject to an overage provision of 25% over 20 years on grant of planning consents (excluding agricultural/livery).

### **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.

### **Viewing**

Strictly by appointment through the selling agents.

Contact Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)

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Not to Scale. For Identification Purposes Only.





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