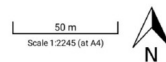


FOR SALE

Equestrian Holding At Buildwas, Shepherds Barn, Leighton Road, Buildwas,



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FOR SALE

Offers in the region of £230,000

Equestrian Holding At Buildwas, Shepherds Barn, Leighton Road, Buildwas, Telford, Shropshire, TF8 7DF

A fantastic opportunity to purchase an equestrian holding, operating an established successful DIY livery business with a range of timber stables, an outdoor manège and pasture land extending in total to approximately 11.88 acres (4.81 hectares).



01743 450700

Battlefield office:
Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR



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- 19 timber stables and 4 tack rooms
- Feed storage area and container
- Pasture land in 13 main enclosures
- Outdoor manège
- Hardcore parking and turning area
- approximately 11.88 acres

LOCATION

The equestrian holding is located on the outskirts of the village of Buildwas, just south of the B4380 Leighton Road on the north bank of the River Severn. The World Heritage Site of Ironbridge is located approximately 2.5 miles to the southeast and the historic town of Much Wenlock approximately 3 miles to the south.

DIRECTIONS

From Atcham head out on to the B4380 towards Buildwas, passing through Wroxeter and Leighton. After passing through Leighton, the private access track to the property can be found on the right-hand side as identified by our for sale board.

DESCRIPTION

The equestrian holding comprises a range of 19 stables and 4 tack rooms within 3 main stables blocks, the majority of stables being 12ft x 12ft, with 3 smaller and 2 larger. The main yard area comprises a large stable block with 13 stables and 3 tack rooms with a lean-to feed storage area to the rear together with an L-shaped stable block with 4 stables and a lean-to stable to the rear, fronting a concrete yard area. Located on the land there is also a third timber stable block with 1 stable, tack room and storage area together with an additional pole barn field shelter.

Adjacent to the yard there is a hardcore parking area suitable for horse lorries and trailers, as well as a muck heap, container and lorry body used for straw and feed storage and an outdoor manège with a sand and fibre surface measuring approximately 45ft x 95ft.

The pasture land is contained within 13 main enclosures and is bounded by post and wire or tape fencing and is level in nature.

LIVERY BUSINESS

An established successful DIY livery business is operated from the yard by the current owner with further details available upon request.

FLOOD ZONE

It should be noted that the property is located within Flood Zone 3 having a high probability of flooding.

SERVICES

The property benefits from mains water and mains electricity.

TENURE

The property is freehold and will be sold subject to the existing livery contract agreements in place.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property will benefit from a right of way over the access track off Leighton Road shown edged in blue on the plan. The property will be sold subject to any other wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS AND FENCES

The purchaser will be taken to have full knowledge of the boundaries and neither the vendor nor their Agent will be responsible for defining any ownership of boundaries. They will however provide whatever assistance they can to ascertain the ownership of the same.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained within these particulars of sale is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the vendors to specify them.

SPORTING, MINE AND MINERAL RIGHTS

We believe these all to be in hand.

VIEWING

Viewing is strictly by prior appointment with the sole selling agents

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 6789000

METHOD OF SALE

The property is offered for sale by private treaty as a whole and offers are invited in the region of £230,000.

