



ASKING PRICE

£1,650,000

## THE DETAILS



Llamedos Equestrian Center

Top Road, Crosby

£1,650,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

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## THE DESCRIPTION

- A unique opportunity to purchase a superb Equestrian Facility
- Indoor Arena, Stables, Solarium and Hot Wash
- Menage, Tack Room, Coffee Area
- Approx 47 acres consisting of 33 enclosed paddocks
- Oil central heating and double glazed windows
- Viewing highly recommended

## THE PROPERTY

### DIRECTIONS

Leave Douglas town centre via the Quarterbridge roundabout and proceed onto the Peel Road. Turn right at the Jubilee roundabout and continue up the hill. Proceed across the Strang mini roundabout towards Mount Rule. Llamedos Equestrian centre will be observed on the right hand side.

### EQUESTRIAN CENTRE

No expense has been spared with this new superb equestrian facility which can be run as it is now in a commercial capacity or alternatively for private usage. With an array of different barns it could also be used for alternative business subject to planning. The whole facility is covered by energy efficient LED lighting and 3 phase electricity.

### INDOOR ARENA (APPROX 46M X 23.5M)

The facility is built to an exemplarily standard with a sound track surface mixed with white sand. The Biddlecomb arena mirrors are larger than standard size and on a tilt system. The kick boards are made from plastic, saving time on maintenance and give the arena a more polished look and feel.

### 10 STABLES, TACK ROOM, HOT WASH AND SOLARIUM (APPROX 26.9M X 11.4M)

Monarch stables all with automatic drinkers and fitted with rubber matting. The Solarium is height adjustable at the touch of a button. The hot wash is a gas fired heating system.

### ENCLOSED LEAN TO

Mezzanine level and covered area large enough to park lorries under.



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## ADDITIONAL STABLES AND SHED

2 X quarantine stables. Horse jump storage shed.

## 2 ADDITIONAL SHEDS

## MENAGE (APPROX 40M X 20M)

Outdoor floodlight menage. British dressage compliant.

## LAND

Approximately 47 acres consisting of 26 enclosed paddocks, 2 quarantine paddocks and 5 restricted grazing paddocks all with horse safe fencing.

## BOTTOM YARD

13 stables LED strip lighting.

## TACK ROOM/ COFFEE AREA AND W.C

Further storage and feed facilities.

## AGENT'S NOTE

Planning designated as a commercial yard for business purposes. Can be run as a private facility if commercial status not required.

## SERVICES

All mains services are installed.

## TENURE

The tenure is freehold.

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## POSSESSION

Vacant possession on completion of purchase.

## VIEWINGS

By appointment through the agent.

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## FLOORPLAN





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## Disclaimer

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