

Contessa Riding Centre  
Ermine Street  
Ware  
Hertfordshire  
SG11 1EN



Circa 33 Acres

1/BR

The red line marks the outer boundary of the land for sale, the area in white denotes a property known as Woodlands, which is under separate ownership and therefore excluded from the sale



## **Including:**

A rare opportunity to acquire an International Equestrian Centre set within approximately 33 acres on the eastern edge of Hertfordshire. Conveniently positioned between the A1(M) and the M11, the property includes a circa 1.7 acre hardstanding yard together with substantial existing buildings, extending to over 27,000 sq ft.

Set within an attractive rural setting, the site comprises two C3 residential dwellings, a range of barns and stables, an indoor arena, office accommodation, tack rooms, outbuildings and a park home. The existing built form presents a compelling opportunity for a variety of alternative uses, subject to the necessary change of use and planning permissions. With growing demand for commercial space and innovative redevelopment concepts, this site offers genuine flexibility for developers, investors, and owner-occupiers alike.

## **Potential:**

We believe the land offers potential for alternative uses, subject to securing the necessary consents and planning permission. Its convenient location within easy reach of Ware, Buntingford and Stevenage presents a range of opportunities.

The immediate area comprises a mix of residential dwellings, commercial units and recreational facilities, further supporting the site's versatility and future potential.

## **Site Information:**

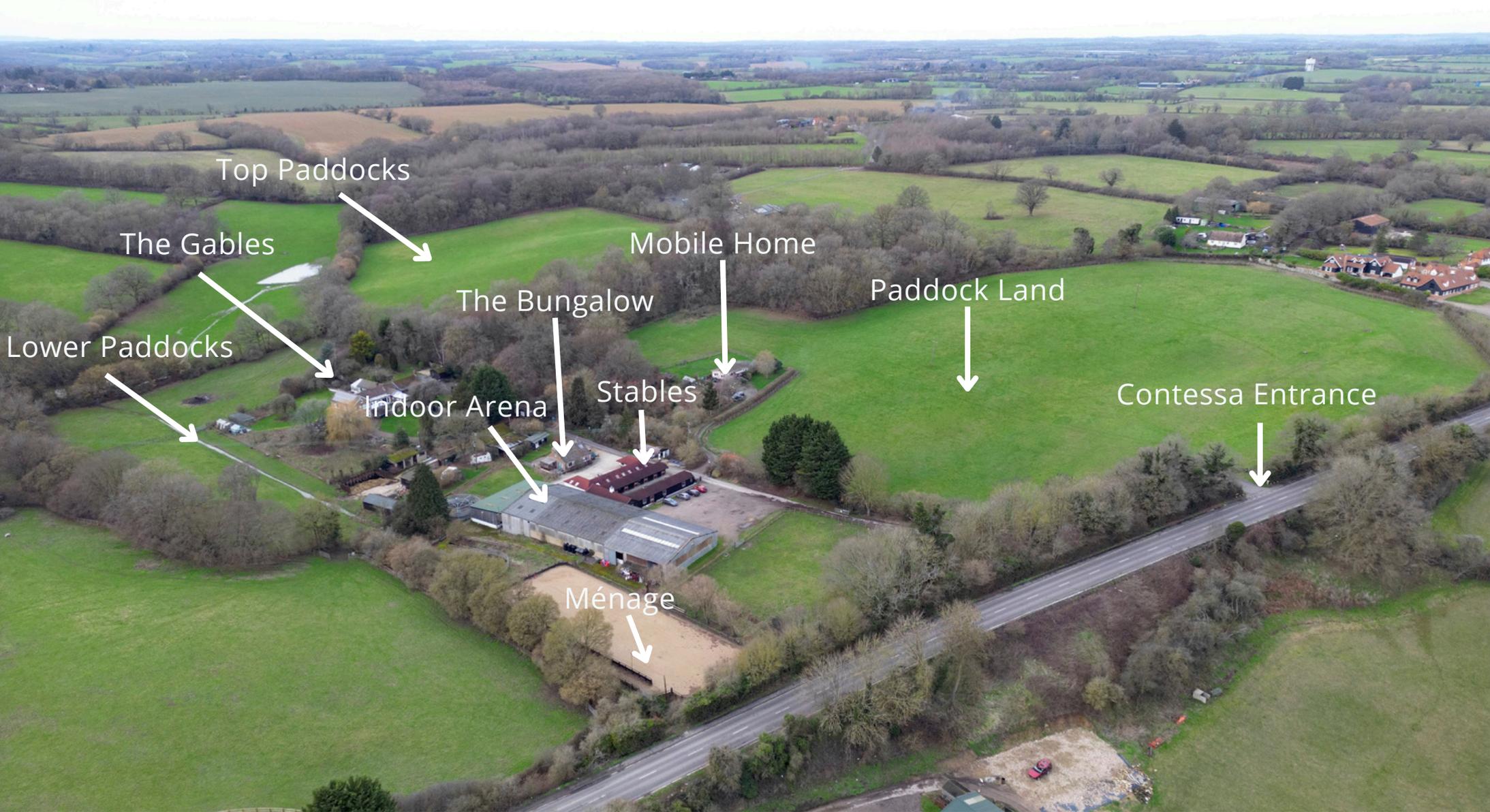
The land does not fall within the Green Belt nor within a designated Area of Outstanding Natural Beauty (AONB), which may offer greater scope for alternative uses, subject to securing the appropriate planning permissions and statutory consents.

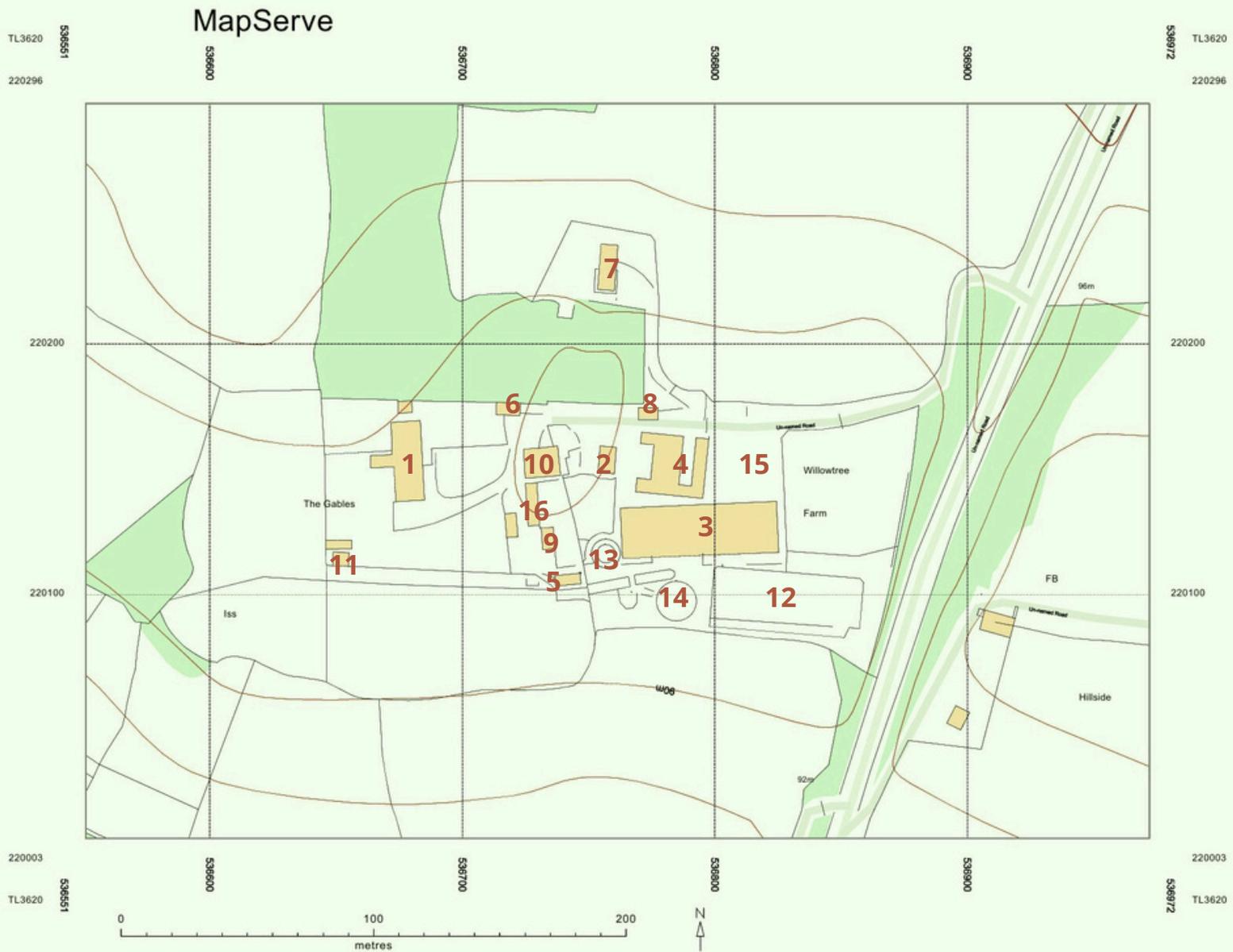
Prospective purchasers should rely on their own enquiries and undertake full due diligence in respect of planning status, permitted and alternative uses, services, access arrangements, environmental matters and any other constraints that may affect the property. Independent professional advice from planning consultants, surveyors, and legal advisers is strongly recommended.

The information provided is given in good faith for guidance purposes only and should not be relied upon as statements or representations of fact. By submitting an offer, purchasers will be deemed to have satisfied themselves as to all matters relating to the property, including any restrictions, covenants, easements, or other encumbrances that may apply.

Contessa Riding Centre is accessed via a private driveway off Ermine Street, enjoying a secluded position away from the main road. Ermine Street runs parallel to the A10 for swift connections to the larger towns of Ware and Buntingford

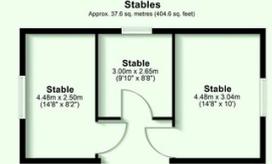
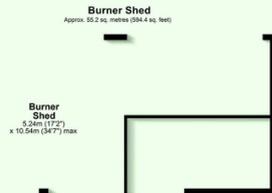
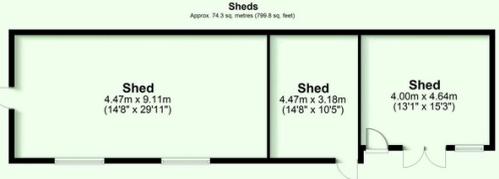
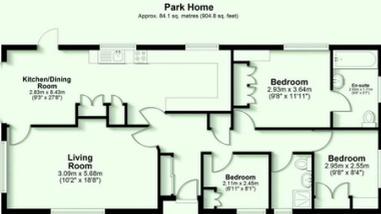
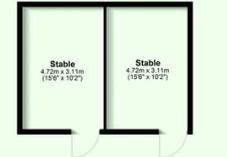
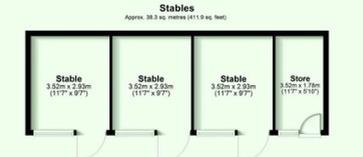
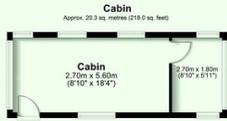
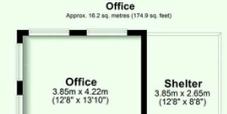
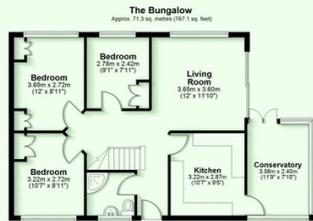
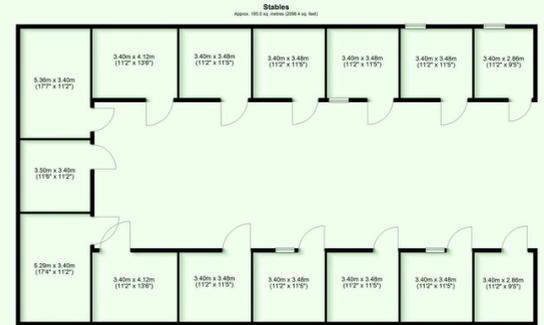
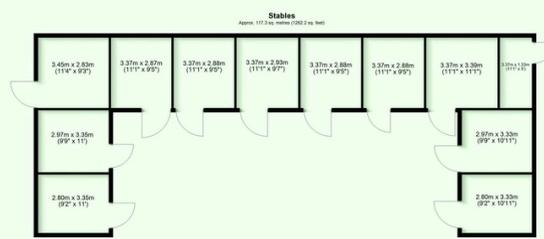
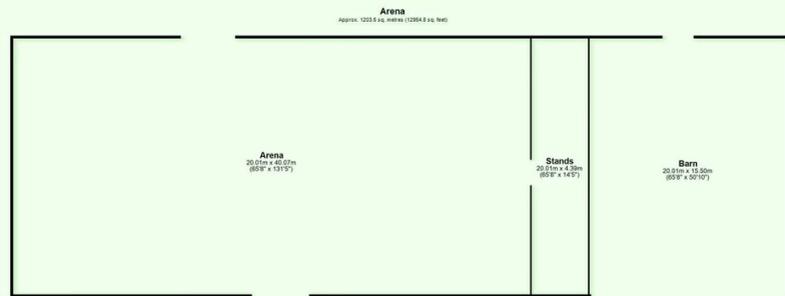






- 1 - The Gables
- 2 - The Bungalow
- 3 - Indoor Arena
- 4 - Stables
- 5 - Stables
- 6 - Stables
- 7 - Mobile Home
- 8 - Office
- 9 - Stables
- 10 - Barn
- 11 - Glass Houses
- 12 - Ménage
- 13 - Horse Walker
- 14 - Round Pen
- 15 - Car Park
- 16 - Outbuildings

# Measured Floorplans



Total area: approx. 2521.4 sq. metres (27140 sq ft)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only.  
Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

# Existing Buildings

The Stables, Indoor Arena, Barns, Office and Storage are positioned around the 1.7 acre yard



There are approximately 35 stables, providing extensive accommodation for horses, making Contessa Riding Centre ideal for private use, livery rental or continued commercial equestrian operations



# Indoor Arena & Outdoor Ménage

The property features a fully equipped indoor arena and an outdoor ménage, providing excellent facilities for all year round use irrespective of weather conditions



Included within the sale are two residential properties. A large semi-detached dwelling, a smaller detached house, together with a mobile home, all forming part of the existing on site accommodation



## Colliers End, Ware

Nestled just outside Ware, Colliers End offers a perfect blend of countryside living and modern convenience.

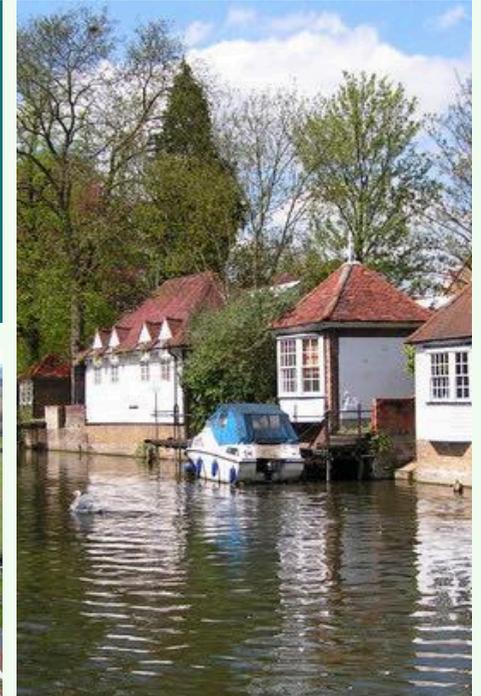
Surrounded by rolling hills, woodlands, and scenic walking routes, the area is ideal for families, commuters, and those seeking a relaxed lifestyle.

A beautiful semi rural location with convenient local towns benefits with local shops, amenities, and leisure facilities close at hand.

For commuters, excellent transport links make travel straightforward. Ware railway station is just a short drive away, providing regular services to London in around 45 minutes, while the nearby A10 and A120 give easy access to the M25 and wider national motorway network.

The area is highly regarded for its outstanding schools, attracting families seeking quality education.

Local sports and leisure opportunities abound, from equestrian centres and golf courses to tennis and community clubs, making Colliers End a vibrant and welcoming place to call home.



**Ware train station is on the Hertford East branch line with a train service into London Liverpool Street taking approximately 45 minutes**

## **Rail Connections**

- Ware Station - 4.4m see timetables by visiting- <https://www.nationalrail.co.uk/stations/ware-herts/>
- Watton-At-Stone Station - 7.2m
- Hertford East Station - 6.9m

## **Bus Connections**

The closest bus stops are on the route 331 which is a service that runs between Hertford and Buntingford.

Local school service between Standon & Puckeridge to Buntingford.

## **By Road**

The property lies just moments from the A120, offering swift east-west access towards Bishop's Stortford and the M11, as well as Ware and Hertford.

The nearby A10 further enhances connectivity, providing a direct dual carriageway route south to central London and north towards Cambridge, while linking seamlessly with the wider national motorway network, including the M25.

These routes make the location exceptionally well positioned for commuters, businesses and anyone requiring convenient regional and national travel.

## **Airports**

Distances taken from google maps.

- London Luton (LTN) - 27m
- London Heathrow (LHR) - 53m
- London Stansted (STN) - 16m

A wide range of educational opportunities make Ware and the surrounding area an appealing location for families. There are an excellent selection of good and outstanding ofsted rating schools



For further information on local schools and education, visit Hertfordshire Councils schools and learning page.

<https://www.hertfordshire.gov.uk/services/Schools>

## Independent Schools

### Haileybury

Co-educational independent day and boarding school for ages 11–18, with preparatory provision.

### St Edmund's College

Co-educational Catholic independent school offering education from Prep through Sixth Form in a beautiful rural campus setting.

## Secondary Schools

The Chauncy School  
Presdales School  
Simon Balle School  
The Sele School

## Primary Schools

Priors Wood Primary School  
Puller Memorial CofE  
Morgans Primary School  
Christ Church CofE Primary School  
Little Munden C of E Primary School  
Thundridge Primary School

## Services

It is the responsibility of the purchaser to determine whether the current supplies are adequate for their proposed use.

## VAT

We understand that the land is not elected for value added tax (VAT). In situations where a sale of any part or right attached to it becomes chargeable for VAT, the responsibility for paying the tax falls to the purchaser.

## Title & Tenure

The land and property being sold all form part of Freehold titles. Purchasers should be aware that there is a title within the red line plan that is not included in the sale. A property known as Woodlands HMLR HD610904.

## HMLR Title Numbers

HD239043, HD438650, HD124086, HD633859

## Viewings

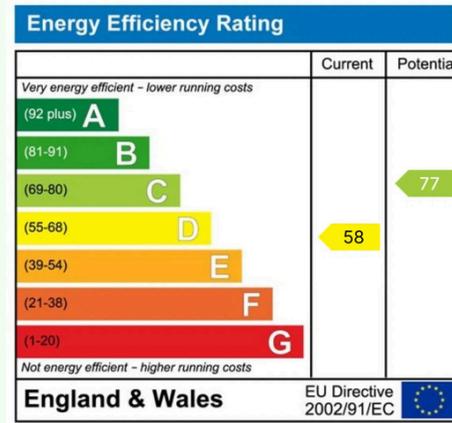
The land may be inspected strictly by appointment only. Please contact the sales team at Rybull Group.

## Local Authority

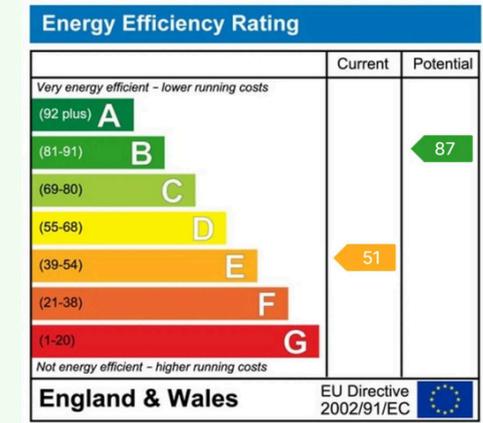
East Hertfordshire Council Website – <https://www.eastherts.gov.uk/>

## EPCs

### The Gables



### The Bungalow



## AML Counterparty Checks

A successful bidder will be required to provide information to satisfy our AML requirements.

This includes all documents and ID to comply with HMRC’s Anti-Money laundering requirements. You will also be required to provide Rybull Group with the source and proof of funds.

## Method Of Sale

Rybull Group are instructed to place the land to the market by way of informal tender. As sole agents, all offers, and interest should be directed to the sales team at Rybull Group:

[sales@rybull.co.uk](mailto:sales@rybull.co.uk)

The sellers reserve the right to reject the highest bid or indeed any bid at their discretion.

## **Boundaries, Plans, Distances & Areas**

Any boundaries, plans, distances or areas quoted within these sales particulars are strictly for identification and guidance only.

Interested parties are reminded that the land is sold in accordance with the Land Registry Title plans and contract plans, therefore a purchaser must satisfy themselves as to the boundaries and the quantity of land being purchased through the legal process. If you are unsure, please take the advice of your own legal representative.

The Purchaser(s) will be deemed to have full knowledge of all boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. The specified information within these details are given for guidance purposes only and without responsibility. Purchasers should not rely upon the information as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

## **Health & Safety**

All viewings are strictly by appointment only.

This property includes land, outbuildings and areas of uneven rural terrain. Prospective purchasers are advised to take particular care at all times during viewings.

Ground conditions may be uneven, muddy or slippery depending on the weather. There may be trip hazards, open ditches, fencing, livestock, machinery, low beams and other features typical of a rural environment. Appropriate footwear should be worn and children must be closely supervised at all times.

Unless accompanied by the Agent or given specific permission, viewers should await the arrival of a member of Rybull Group to arrive.

Prospective purchasers must have full regard for their own safety during viewings. The Vendors and their Agents do not accept any responsibility for any accident, injury, loss or damage sustained whilst on the property.

## About Rybull Group

Rybull Group understand and appreciate the extensive work involved in the development cycle.

We work with landowners across the South of England to guide them through to the sale of land and property assets.

As specialist Land & New Homes agents, we possess the expertise, resources, and commitment to ensuring the customer journey is streamlined from start to finish. We are experts in bridging the gap between landowners and professional purchasers of land.

Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our industry relationships open doors to exclusive opportunities, while our dedication to staying at the forefront of technological advancements, ensures that you have a competitive edge in the sale and marketing of land, commercial and residential new homes.

We are continually looking to adapt and develop innovative strategies to ensure the success of each sale.

Our aim is to make the whole process as smooth as possible, with communication at the core of our continued success.



### Chris Ryall Co-Founder

Chris Co-Founded Rybull Group with Ian Bullimore. His estate agency career started in 2010, with an independent Buckinghamshire agency. In 2012, he was headhunted by one of the UK's leading estate agency groups to manage their Hertfordshire office and named as a finalist at the 2015 Sunday Times Property Awards. In 2016 Chris was promoted to Director, overseeing the Land & New Homes operation in the Northern Home Counties. In 2017 he started a property consultancy business, before founding Trademyland in 2021, which was later merged into Rybull Group in 2024.



### Ian Bullimore Co-Founder

Ian Co-Founded Rybull Group alongside Chris, bringing his expertise from leading auctioneers BidX1. Ian provides honest and accurate advice, along with unrivalled support to his clients. His relentless approach to connecting the right people in any property transaction ensures that Rybull Group delivers best-in-class marketing. By leveraging market-leading technology and a high energy work ethic, Ian ensures that clients achieve their goals efficiently and effectively. His fresh perspective and innovative strategies are key assets to our leadership team.

## Get In Touch

For further information or to arrange a site inspection, please contact a member of our sales team.

**Email: [sales@rybull.co.uk](mailto:sales@rybull.co.uk)**

**Landline: +44 (0) 1923 549 153**

### **Address:**

**Rybull Group, 1-3 Old Mill Lane, Hunton Bridge, Kings Langley, WD4 8RD**

Rybull Group, their client and any joint agent give notice that: These particulars do not form part of any offer or contract. They assume no responsibility for any statement that may be made in these particulars, marketing material, email, related documentation or other communication. Any information supplied, should not be relied upon as statements or representations of facts and are made without prejudice. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Rybull Group have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

