



St Ives Equestrian Centre, St Ives Estate Keighley Road, Harden, Bingley, BD16 1AT

**Asking Price £1,300,000**

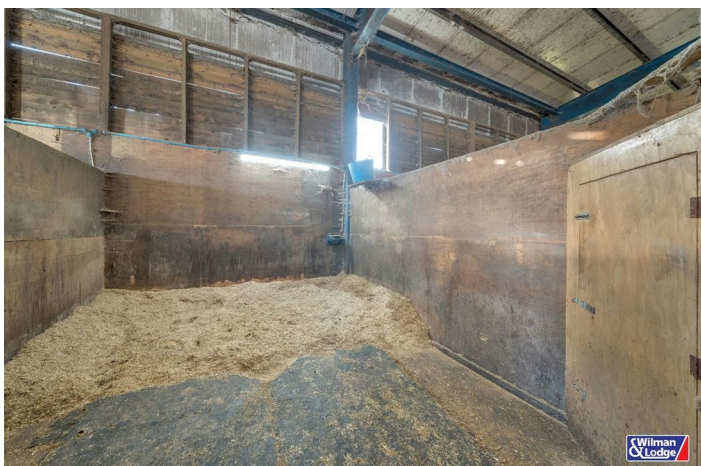
- **\*\*\*EXCITING COMMERCIAL OPPORTUNITY\*\*\***
- SET WITHIN THE HIGHLY REGARDED ST. IVES ESTATE
- 30 MONARCH STABLES & 30 INDOOR STABLES
- INDOOR & OUTDOOR FLOODLIT ARENAS
- STAFF ACCOMMODATION
- GRADE II LISTED EQUESTRIAN CENTRE & FARMHOUSE
- SITUATED ON A PLOT OF TWENTY TWO ACRES
- TACK ROOMS, HAY BARN, OFFICE SPACE & TOILET FACILITIES
- INCLUDES HORSE SHOWER, SOLARIUM & HORSE WALKER
- SUBJECT TO A THREE YEAR LEASE

# St Ives Equestrian Centre, St Ives Estate, Keighley Road, Harden, Bingley BD16 1AT

**\*\*An exciting and rare opportunity has arisen to acquire this unique property.\*\*** Home Farm Equestrian Centre is an outstanding destination where equestrian excellence meets exceptional opportunity. Beyond its superb facilities for horses, this remarkable property offers the discerning buyer a wealth of possibilities, from elite equestrian pursuits to exciting development potential. The opportunities here are as expansive as the vision of its next owner.



Council Tax Band: C



## PROPERTY DETAILS

A rare and exciting opportunity to acquire Home Farm Equestrian Centre, complete with the charming, original Home Farm farmhouse with two bedrooms, all set within approximately 22 acres of beautifully maintained land. The farmhouse was originally three bedrooms which could be reinstated if required, however, it has been modified in the past to create a larger master bedroom. Over the years, the grounds have been thoughtfully divided into well-established paddocks, each benefitting from electric fencing and a reliable water supply. The property offers exceptional potential for further development, with an impressive range of buildings and facilities that make Home Farm truly special.

The current owners purchased the main mansion in 1996 and later acquired Home Farm in 1998. Originally operating as a pig farm, the site underwent a remarkable transformation, evolving through an extensive programme of redevelopment and expansion into the prestigious equestrian centre it is today.

The original Grade II listed building is a striking feature of the property, housing 30 Monarch stables, along with a tack room, staff accommodation, office space and toilet facilities. This magnificent structure is full of character and subject to planning consent, could lend itself to a variety of alternative uses. Adjoining this is a large traditional hay barn, equally rich in charm and offering further scope for development. Additional amenities include two large garages and a two-bedroom farmhouse, nestled within delightful walled gardens that provide a private and tranquil setting.

The newest addition to Home Farm is a superb equestrian complex, featuring a spacious indoor arena, a large outdoor ménage, and 30 further stables, complemented by additional staff rooms, tack rooms and storage areas. The outdoor arena offers significant future potential, having originally received planning consent for a double-storey arena with viewing gallery or training facilities. Further equestrian features include a horse shower and solarium, a high-quality indoor school and an excellent horse walker.

Access to the Equestrian Centre is via two entrances and therefore ideal to split should the buyer want to develop a separate venture. The original entrance leads into a charming courtyard, providing access to the Monarch Stables, while a secondary entrance to the side allows entry to a large parking area and convenient access to all parts of the property.

Home Farm is set within the highly regarded St Ives Estate, a historic 350-acre parkland originally created by the Ferrand family in the 17th century. The estate later became a public country park and is now enjoyed for its woodlands, landscaped gardens and historic landmarks, including the famous Druid's Altar. The park also offers a wealth of recreational facilities such as a fishing lake, adventure playground, 18-hole golf course, archery range, nature trails and ample parking. The centre does have access to all St Ives estate, bridle ways and moors.

The farmhouse and equestrian centre are located on the expansive St Ives Estate on the fringe of Bingley. Bingley is a highly sought-after market town offering an excellent blend of countryside charm and everyday convenience. The town centre provides a good range of independent shops, cafés, restaurants, supermarkets and essential services, while well-regarded primary and secondary schools make it particularly popular with families. Bingley benefits from superb transport links, including a railway station with direct services to Leeds, Bradford and Skipton, as well as easy access to the A650 and Airedale road network. Surrounded by beautiful scenery, residents enjoy close proximity to the Five Rise Locks and the Leeds & Liverpool Canal.

The property is currently subject to a three-year lease, generating an income of approximately £48,000 per annum, with strong potential for this rental income to be significantly increased.

## ADDITIONAL INFORMATION

Tenure: Leasehold - subject to a commercial lease from Bradford Council.

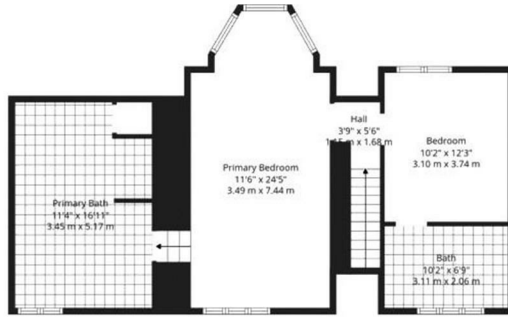
Currently the lease term is 125 years with 102 years remaining.

Peppercorn rent.

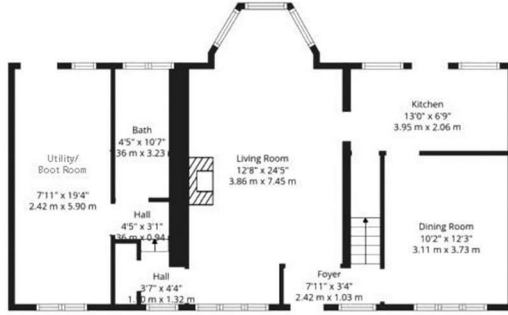
Potential to lease further fields from Bradford Council if required.

All floorplans available on a larger scale on request.





2nd Floor



1st Floor

**TOTAL: 1584 sq. ft, 147 m2**  
 1st floor: 822 sq. ft, 76 m2, 2nd floor: 762 sq. ft, 71 m2  
 EXCLUDED AREAS: WALLS: 132 sq. ft, 12 m2

Floor Plan Created By Cubicasa Apps. Measurements Deemed Highly Reliable But Not Guaranteed.





## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 