



Selston Equestrian Centre, Commonsides,
Selston, Nottingham, NG16 6FJ
Guide Price £2,500,000



SELSTON EQUESTRIAN CENTRE

A SIGNIFICANT, ESTABLISHED MULTI-DISCIPLINE VENUE WITH EXCEPTIONAL FACILITIES AND A QUALITY FAMILY HOME SET IN APPROX. 40 ACRES

Selston Equestrian Centre is a substantial and well-known equestrian venue offering a rare combination of scale, facilities and residential accommodation, positioned for outstanding national access just minutes from the M1 (J27/28) and the A38. The property has been developed and operated as a high-capacity, professionally laid-out centre with diverse use potential ranging from private training base and livery operation through to clinics, venue hire, affiliated and non-affiliated competitions and broader leisure/community use.

At the heart of the centre is an impressive 60m x 20m indoor arena with excellent supporting infrastructure, alongside two outdoor arenas (50m x 50m and 40m x 20m). The equestrian facilities extend to 48 stables arranged across a range of well-constructed blocks (predominantly Monarch, with additional IAE stabling and traditional yard buildings), plus extensive associated equine amenities including dedicated tack/locker areas, wash box/solarium, and substantial storage and operational space designed to support busy day-to-day use and larger events.

A major additional draw is the on-site hospitality element: a purpose-designed café with a fully working kitchen, run to a high standard, with a 5-star food hygiene rating and licensed operation—ideal for event days, training clinics, spectators and venue hires. The centre also benefits from strong brand presence and visibility, supported by an established social media audience (approx. 11,000 Facebook followers and 4,000 Instagram followers).

The land extends to approximately 40 acres, providing valuable space for turnout, training, parking, manoeuvring and operational flexibility. Access is excellent, with two separate owned driveways: a principal entrance serving the centre and a secondary access drive to the side, giving additional convenience for day-to-day running and logistics. The layout is well-suited to HGV-style movements where required, and the venue has a proven ability to accommodate large vehicles associated with events and operational deliveries.

Complementing the commercial facilities is a high-quality family home offering generous accommodation, together with an oversized double garage and a studio annexe above—ideal for staff/guest accommodation, additional family space, or ancillary use aligned with the running of the centre.

Selston Equestrian Centre represents a standout opportunity to acquire a recognised venue with scale, infrastructure, and flexibility—whether as a continuing equestrian enterprise, a private training estate, or a multi-use rural leisure holding.

EXTERNAL / EQUESTRIAN FACILITIES

- Location: Selston, Nottinghamshire – excellent national connectivity, just minutes from the M1 (J27/28) and A38, with strong access for equestrian transport and event logistics.
- Land: Approx. 40 acres in total.
- Access: Two separate owned access drives – a principal entrance to the centre plus a secondary access drive to the side.
- Outdoor Arena 1: 50m x 50m (all-weather use)
- Outdoor Arena 2: 40m x 20m (floodlit – all-weather use).
- Indoor Arena: 60m x 20m – substantial indoor arena with excellent floodlights, irrigation and substantial adjacent storage)
- Stabling: 48 stables in total (a mix of high-quality blocks, predominantly Monarch, with additional IAE stabling and traditional yard buildings).
- Monarch Horse Walker: Monarch 5-horse walker (top-tier specification).
- Ancillary equine facilities include: secure tack/locker provision, wash box/solarium, storage and operational space supporting busy venue use and events.

HOSPITALITY / COMMERCIAL AMENITY

- Café: 9.55m x 5.55m (31'3" x 18'2") – established on-site café facility serving the venue.
 - Licensed operation and 5-star food hygiene rating.
 - Kitchen (Café): 5.55m x 5.18m (18'2" x 16'11") – fully working commercial kitchen supporting café service.
 - Viewing Area: 9.89m x 5.42m (32'5" x 17'9") – positioned above the café with views over the indoor arena and providing a large storage area.
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MAIN RESIDENTIAL PROPERTY

ACCOMMODATION WITH SIZES

GROUND FLOOR

- Kitchen & Lounge: 7.88m x 6.10m (25'10" x 20'0")
- Dining Room: 4.30m x 4.33m (14'1" x 14'2")
- Entrance Hall: 4.74m x 4.73m (15'6" x 15'6")
- Living Room: 2.99m x 3.05m (9'9" x 10'0")
- WC / Utility / Shower Room: 1.97m x 3.75m (6'5" x 12'3")
- Office: 3.11m x 3.72m (10'2" x 12'2")

FIRST FLOOR

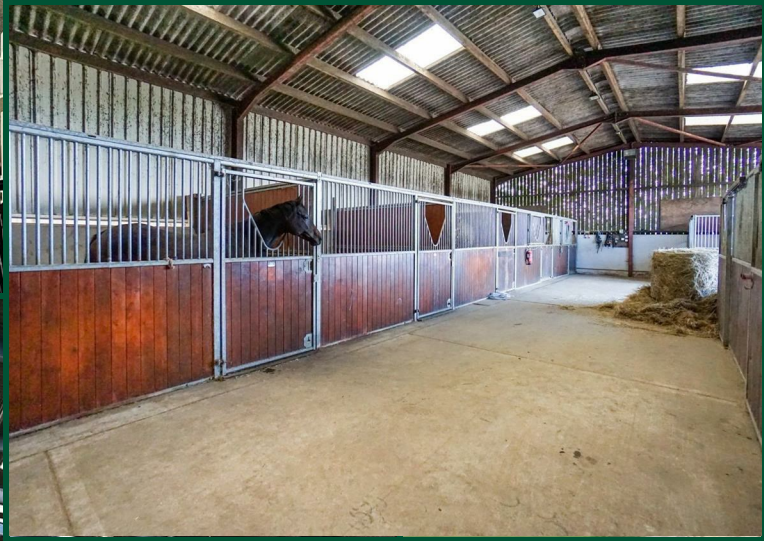
- Landing: 4.76m x 2.99m (15'7" x 9'9")
- Bedroom One: 6.26m x 4.98m (20'6" x 16'4") – with en-suite
- Bedroom Two: 3.12m x 4.12m (10'2" x 13'6")
- Bedroom Three: 3.71m x 3.12m (12'2" x 10'2")
- Bedroom Four: 3.06m x 2.99m (10'0" x 9'9")
- Bathroom: 2.96m 1.89m (8'4" x 6'2")

GARAGE WITH ANNEXE ABOVE

- Double Garage: 5.48m x 5.31m
- Annexe Studio (above garage): 5.48m x 5.31m – self-contained ancillary accommodation suitable for guest/staff/overflow use with kitchen and bathroom.

VIEWING

For further information contact the selling agent;
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