



FoxGrant



KINGS EQUESTRIAN CENTRE STURTS FARM, WINSLOW, NR BROMYARD, HEREFORDSHIRE HR7 4SR

An Established Equestrian Business with Great Development Potential

STURTS FARM

- Kitchen/breakfast room
- Sitting room, snug, garden room
- Master bedroom with en suite
- 3 further bedrooms
- Family bathroom
- Cloakroom, utility, pantry

EQUESTRIAN CENTRE

- Indoor Arena (60m x 30m) Aquaground wax-free sand surface
- Commercial kitchen, cafeteria, office, retail unit, meeting room
- Raised viewing gallery, commentator's box and judge's boxes
- Toilet block with shower facilities, store room
- Outdoor Arena (60m x 30m) Aquaground wax-free sand surface
- Lorry park and outdoor space
- Cross-country course

OUTSIDE

- Traditional stone barn & former cottage with lapsed pp for 3 bed house
- Pole barn with 4 internal stables
- Steel frame barn with 3 internal stables
- Modern mono pitched barn with stable and workshop
- Reservoir lake & stream.
- Fenced pasture paddocks
- Monarch 5 horsewalker
- Gardens and pastureland to approx. 19.5 acres

SITUATION

Bromyard 2 miles, Ledbury 14 miles, Hereford & Malvern 14 miles, Worcester 16.5 miles, Birmingham 57 miles, London 150 miles.

Road Links: M5 (Jct 7) 18 miles,

Trains: Hereford, Ledbury or Malvern

International Airports: Birmingham Airport 55 miles, Bristol 89 miles.

Kings Equestrian Centre is situated in an idyllic and peaceful rural location within glorious Herefordshire countryside. The traditional stone farmhouse with a good range of outbuildings together with the thriving Equestrian Centre offer a rare and outstanding opportunity to acquire an established equestrian business with great development potential.



Kings Equestrian Centre is well placed for both Hereford and Worcester, communications to main roads are within a short drive which provide good access to the motorway network.

EDUCATION

An excellent range of both public and private schools in the area with primary school education at Bromyard, Bredenbury or Burley Gate. A variety of private schools including Hereford Cathedral School, King's Worcester, Malvern College and St James Malvern. For independents see www.isc.co.uk and for state school information see www.herefordshire.gov.uk/education-and-learning/find-a-school

LOCAL, SPORTING & RECREATIONAL

The market town of Bromyard offers a good range of shops, supermarkets, doctor's surgery, library, theatre, restaurants and traditional pubs. More extensive shopping, leisure and cultural facilities are available in Hereford, Ledbury, Malvern & Worcester. The area offers a wide range of outdoor sports and activities, with Frome Valley, Bromyard Downs, Brockhampton Estate and The Malverns all accessible. The area also has strong equestrian interests with good network of bridleways. Racing is Hereford, Ludlow, Worcester, Cheltenham & Chepstow with cross country courses at Upper Sapey & Lincombe. The Three Counties Showground and Hartpury Equestrian College are within easy driving. Hunting is with the North Hereford Hunt.

KINGS EQUESTRIAN CENTRE

Kings Equestrian Centre was built in 2005 to a high specification with both horse & rider in mind, this is the only purpose built equestrian centre in Herefordshire. The arenas are 60m x 30m water based sand arenas were installed by Reitenlagen Stiller. Water is collected and recycled via the reservoir lake making the arenas environmentally friendly and economical to operate. The centre is an established successful equestrian and events venue with national recognition.

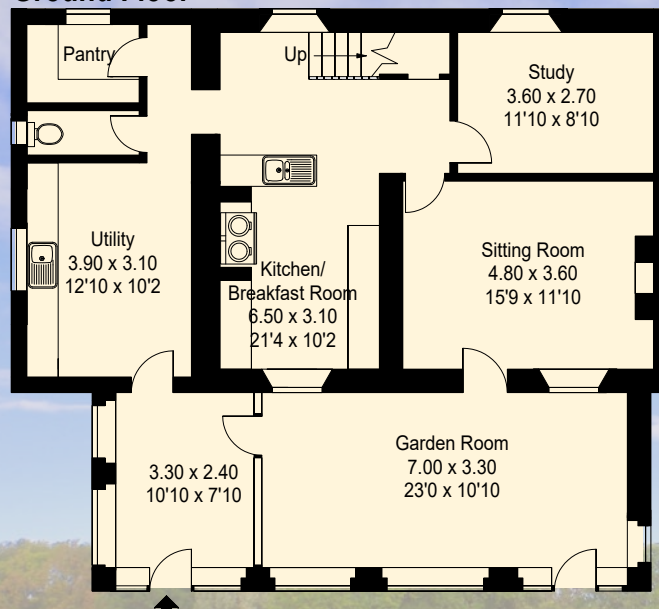
The centre provides for a varied selection of activities, principally equestrian but including a range of other activities. The indoor arena is used by a spectrum of organisations including British Dressage, NPS, WCPS, inter school competitions, local riding clubs, dog shows and dog agility, various clinics and private schooling. The venue also lends itself to hosting weddings, parties, auctions and social functions. These events enjoy an attractive, tranquil and idyllic setting within easy driving of the national road network. See kingsequestrian.co.uk for further details and events.

The Sturts Farm, Winslow, Bromyard HR7 4SR

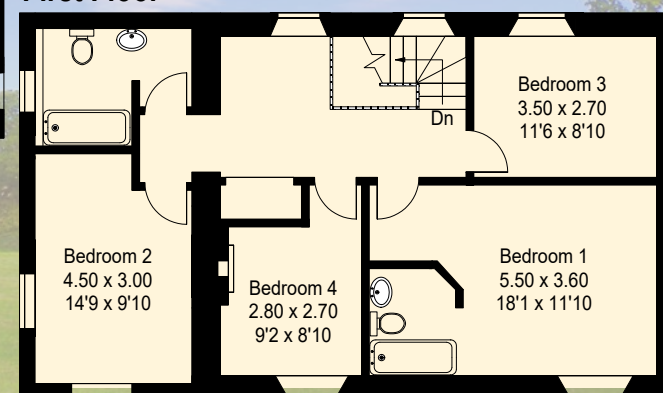
Approximate Gross External Area :- 228 sq m / 2454 sq ft

Approximate Gross Internal Area :- 194 sq m / 2084 sq ft

Ground Floor

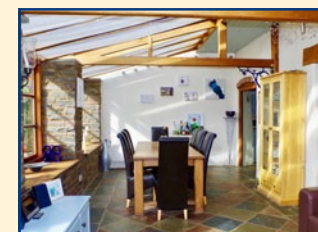
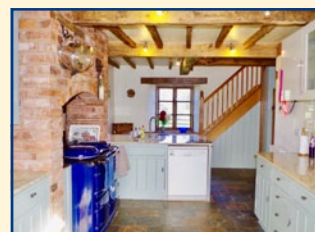


First Floor



PRODUCED FOR FOX GRANT 2018

This illustration is for identification purposes only.
Not drawn to scale, unless stated.



STURTS FARM

Sturts Farm is an attractive period 4 bedroom stone farmhouse refurbished to a high standard whilst retaining many of the period features with wood burning stove and an Alpha kitchen range. The farmhouse enjoys a peaceful setting secluded from the equestrian centre with a lovely outlook over the land and garden.

Outside there is a modest range of traditional and modern buildings which provide scope for further development. Planning permission was granted on the "L" shape barn for three bedroom house, this planning now lapsed. The buildings form a natural division between Sturts Farm and Kings Equestrian creating privacy within the smallholding and segregating the business element. Beyond the farmhouse are the paddocks which create a rustic outlook, enhanced by the lake, wooded boundaries and two streams.

AGENT'S NOTES

Property Misdescriptions Act 1991. Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and OS 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. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise.

SERVICES

Local Authority Herefordshire Council. Tel: 01432 26000

Council Tax Farmhouse Band "E"

Business Rates Kings Equestrian is separately rated for business rates.

Easements The mains water supply crosses neighbouring farmland over which there is a right of access for maintenance and repair.

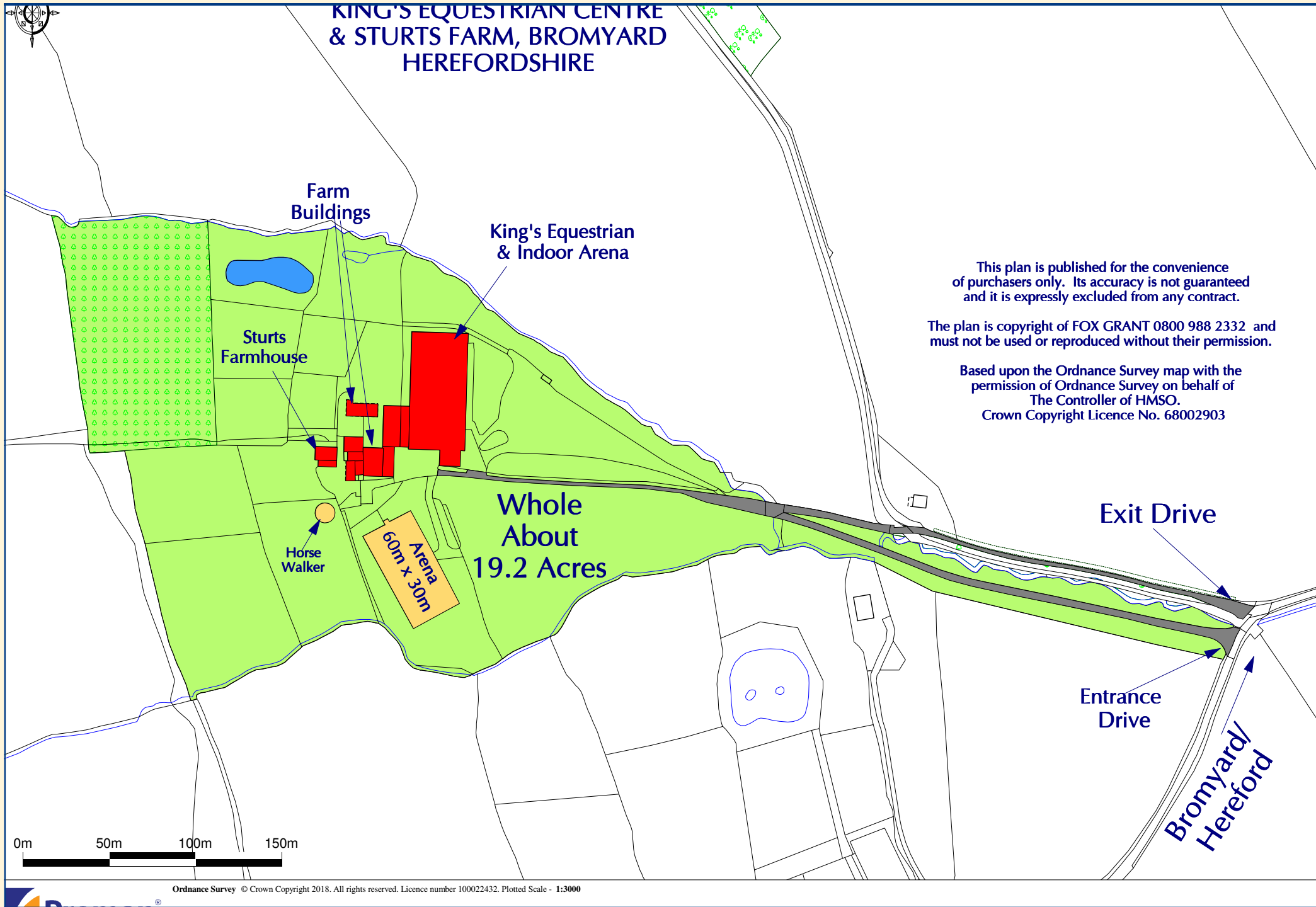
Rights Of Way There is a right of way over the neighbouring roadway at Sturts Cottage giving a second exit route from Kings Equestrian Centre.

Services Mains electricity, water & private drainage – the house has a septic tank and the Equestrian Centre a waste aeration plant. LPG is available to the both the house and Equestrian Centre. The Equestrian Centre also has a separate electricity generator for emergency use.

Fixtures & Fittings Unless mentioned specifically by separate negotiation.

Kings Equestrian Equipment There is a range of machinery and equipment used at the Equestrian Centre. It is anticipated that this will be included within the sale but will be at the vendors discretion dependent on sale price.







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**KINGS EQUESTRIAN
STURTS FARM
HR7 4SR**

DIRECTIONS

Postcode: **HR7 4SR**

From M5 (Jct 7) take the A4440/A44 towards Bromyard & Leominster. In Bromyard, travel to the top of the hill, turning left onto the B4214. Continue 100 m then turn right, signed to Pencombe. Continue along this road for about 1 mile, the property will be found on your right handside, as denoted by the Kings Equestrian board.

From Hereford take the A465 towards Bromyard, passing through the village of Stoke Lacy. Continue for about 3 miles and turn left by Top Garage into Panniers Lane (B4214). Take the first left turn signposted to Pencombe. Continue along this road for about 1 mile, the property will be found on your right handside, as denoted by the Kings Equestrian board

VIEWINGS

Strictly by appointment
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Photography: David Puttock



William Grant



Liz Langford

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**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

**TOURISM
& LEISURE**

**EQUESTRIAN
SPECIALISTS**

TRUSTPILOT
★★★★★