



Beoley Equestrian Centre
Beoley, Redditch, Worcestershire





An **excellent opportunity** for one to purchase a house requiring full refurbishment with stabling, barns, outbuildings, indoor manege and 53 acres

Distances

Henley in Arden 8 miles, Stratford-upon-Avon 16 miles, Warwick 19 miles, Leamington Spa 23 miles, Warwick Parkway (intercity trains to London Marylebone from 69 mins), Danzey Green 5 miles, M42 (J3) 5 miles, M40 8 miles, Birmingham 14 miles, Birmingham International Airport 16.7 miles, Redditch town centre 5 miles (All distances and are time approximate)

Situation

Beoley Equestrian Centre is in a rural position within Beoley and near the village of Ullenhall. The A435 gives ready access to Birmingham, Solihull, the motorway network and, Birmingham International Airport and intercity train service to London Euston.



6



3



2



53.82
acres

EPC

E

Tenure

Freehold

Local Authority

Bromsgrove District Council: 01527 881288



The sought-after nearby village of Ullenhall, with amenities including a parish church and popular public house providing good food. Nearby Henley-in-Arden, an attractive market town, has a range of shops and recreational facilities, including, public houses, restaurants, primary and secondary schools, doctor's surgery, veterinary surgery, various churches and nursery schools, play groups and mother and toddler groups. Tanworth-in-Arden is in close proximity to Beoley and also benefits from a doctor's surgery and the fine Bell Pub/restaurant. Stratford-upon-Avon, with its Shakespearean heritage, theatres and amenities, is about 11 miles away.

There are state and private schools in the area to suit most requirements, including state schools in Redditch, Warwick Prep and Public School and Kings High School for Girls in Warwick, The Croft Prep School in Stratford-upon-Avon, Bromsgrove and Solihull public schools.

The property is excellently located for the motorway network, with the M40, M42 and M4 nearby.

Golf courses in the area include those in Tanworth-in-Arden, Henley-in-Arden, Stratford-upon-Avon and Warwick. Racing is at Stratford-upon-Avon, Warwick and Cheltenham. The National Indoor Arena (NIA), Convention Centre and Symphony Hall are in Birmingham City Centre, and the National Exhibition Centre is about 14 miles away.

The property

Although in need of refurbishment, the main house offers approximately 4500 sq. ft of accommodation arranged over two floors. Currently, the property comprises of an entrance hall, drawing room, dining kitchen, boot room, utility room, three bedrooms and a shower room to the ground floor. The first floor benefits from three bedrooms, two bathrooms (one of which is en suite) and a hobby room.

Further to the main house, there is a vast range of stabling and outbuildings (including an indoor school). Again, although in disrepair, there is no doubt that this former equestrian centre has a huge amount of scope and possibility for a purchaser, with a range of outbuildings totalling approximately 16000 sq. ft, Beoley Equestrian Centre could lend itself to a variety of uses (subject to planning).



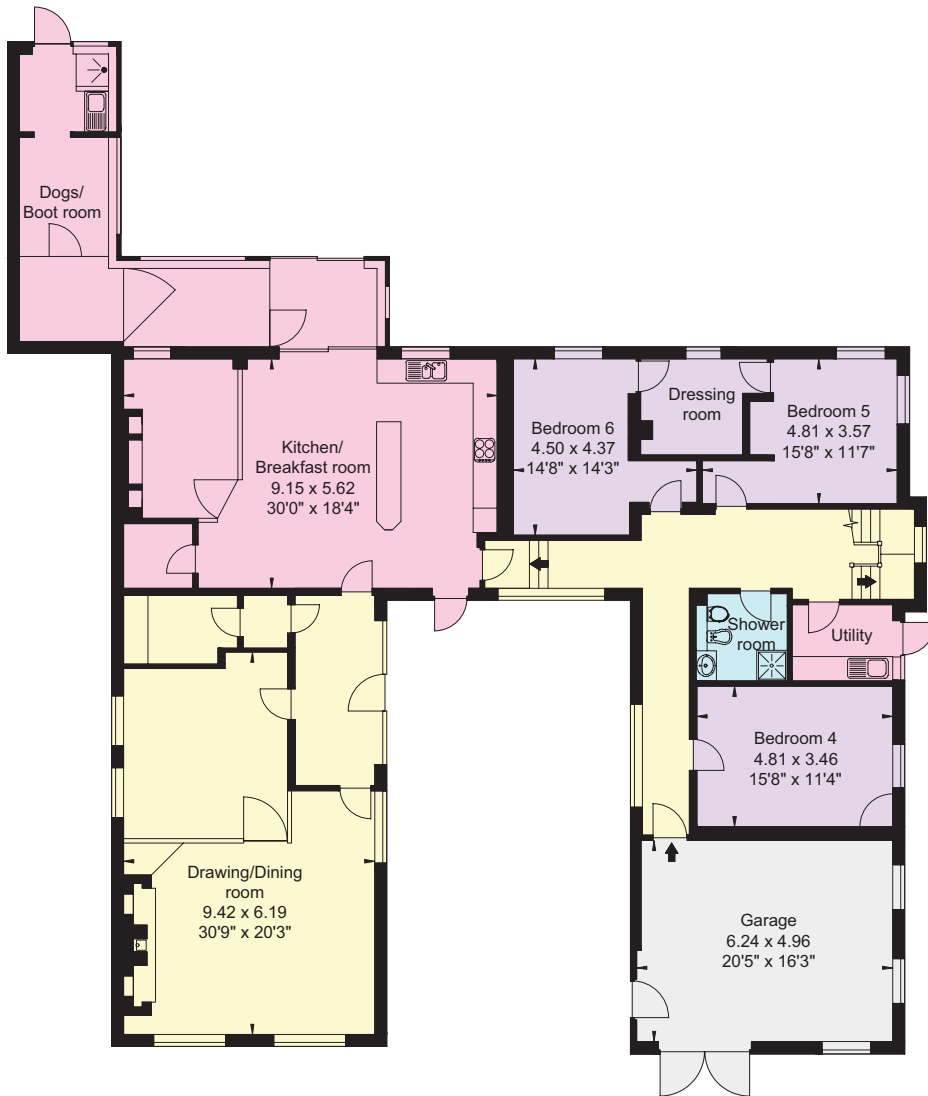


House

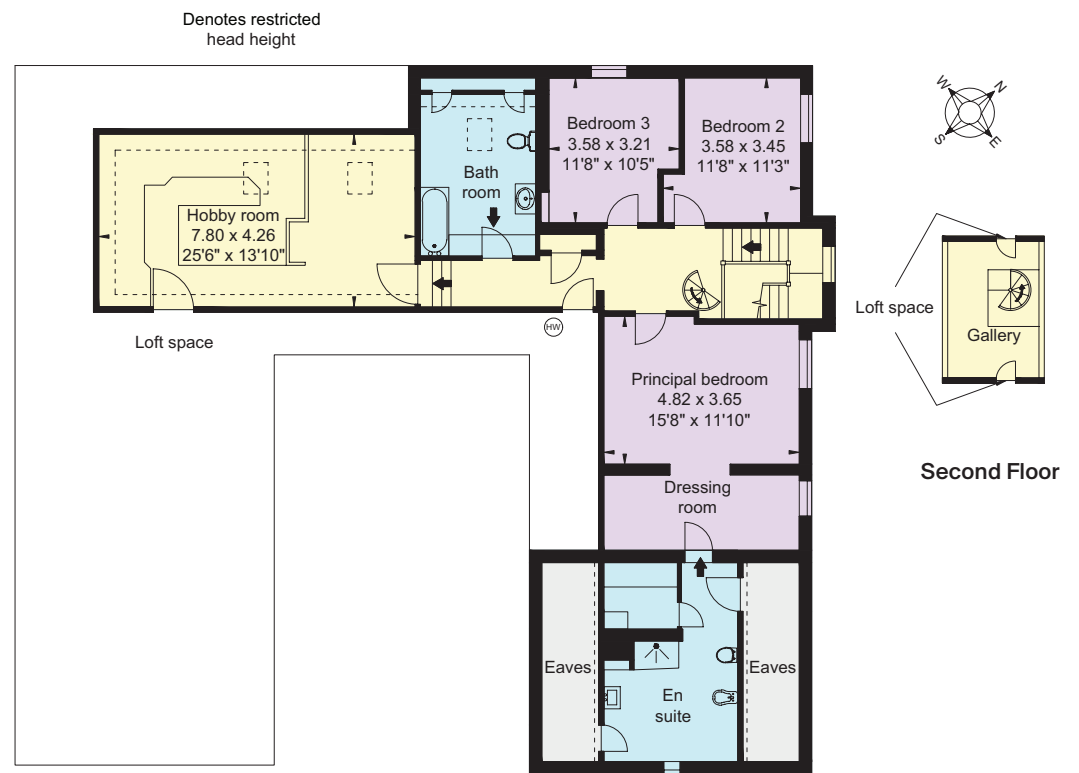
Approximate Gross Internal Floor Area
421 sq m (4,532 sq ft) inc. Garage

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

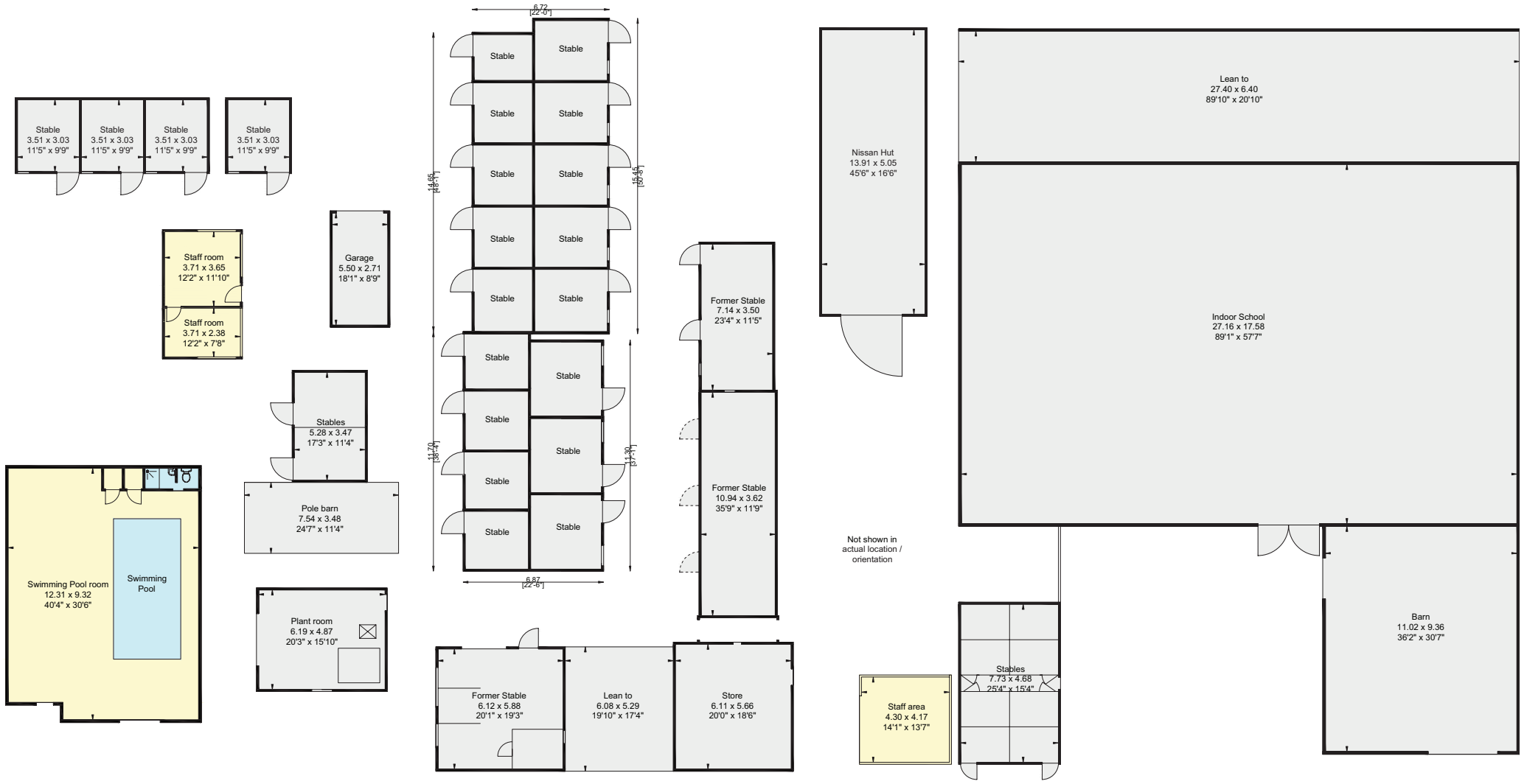


Outbuildings

Approximate Gross Internal Floor Area
1,500 sq m (16,146 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







Gardens and grounds

Outside, the property features an extensive range of outbuildings, as previously mentioned. Further to the outbuildings, there is land totalling approximately 53.82 acres. The land is predominantly pasture with some woodland with a water course running along the western boundary which makes for an idyllic setting.

Services

TBC

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.











What3words

///useful.drip.impact

Viewing

By prior appointment only with the agents.

Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
 Stratford-upon-Avon
 Warwickshire CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more

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Description	Field Number	Area in Acres	Area in Hectares
Building / Curtilage	9526	3.98	1.61
Miscellaneous	5226	0.17	0.05
Pasture	1622	0.74	0.30
Pasture	2615	0.60	0.24
Pasture	2817	0.98	0.40
Pasture	5816	4.01	1.62
Pasture	6197	4.46	1.81
Pasture	6729	9.08	3.67
Pasture	7214	6.32	2.56
Pasture	7837	3.93	1.59
Pasture	8937	5.29	2.14
Pasture	9834	0.39	0.16
Rough Grassland	0933	1.58	0.64
Track / Verge	1235	0.42	0.17
Track / Verge	2316	0.75	0.30
Track / Verge	7824	0.23	0.10
Water	5111	0.65	0.26
Water	7622	0.14	0.06
Woodland	1223	3.15	1.28
Woodland	2320	0.48	0.20
Woodland	5106	0.20	0.08
Woodland	5393	0.28	0.11
Woodland	5420	2.75	1.11
Woodland	6841	0.40	0.16
Woodland	8423	1.21	0.49
Woodland	8530	0.44	0.18
Woodland	8945	1.19	0.48
Total		53.82	21.77

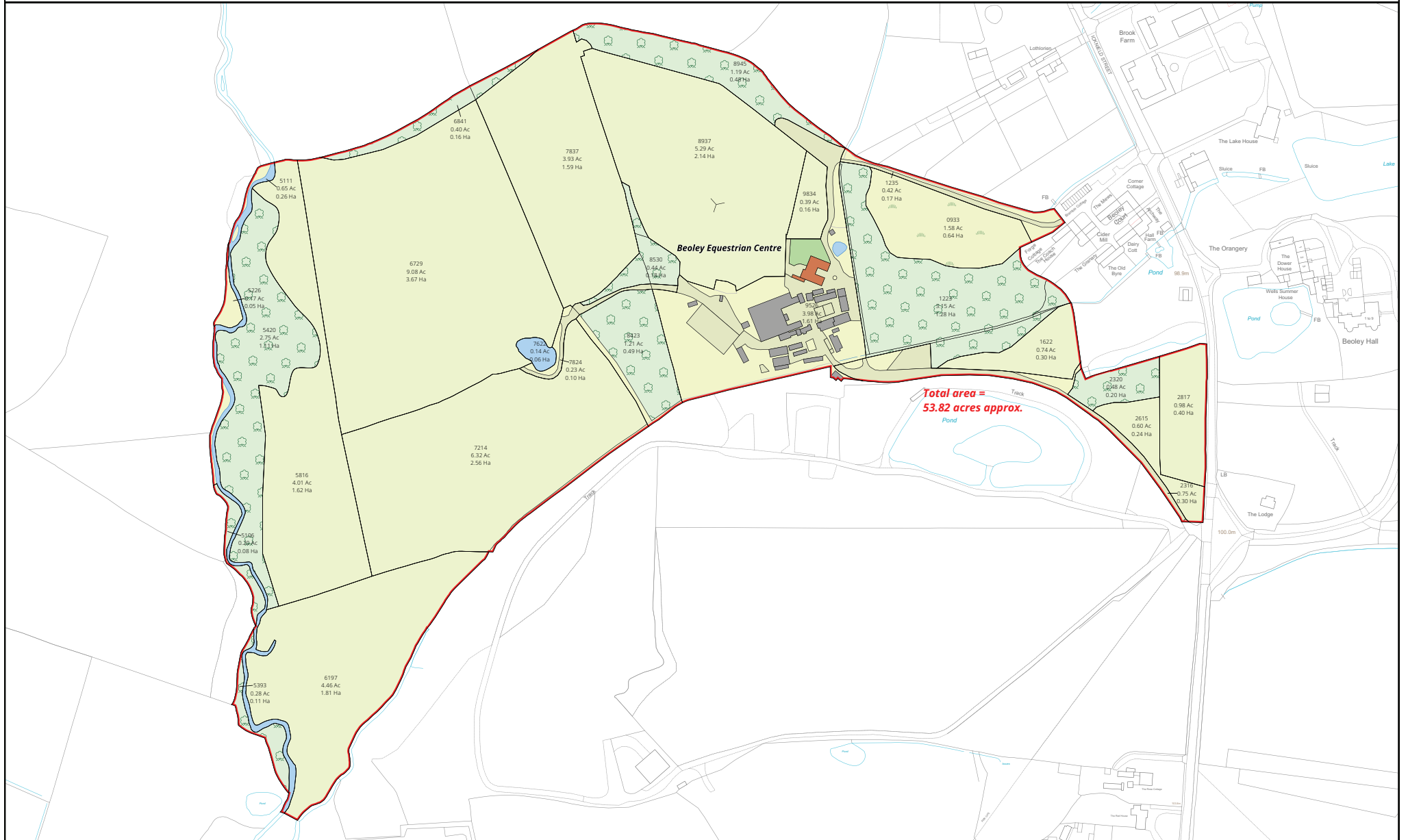


Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Beoley Equestrian Centre



LDS Ltd
 Plan Preparation
 Unit 15, Glenmore Business Park
 Telford Road
 Salisbury SP2 7GL



Land Use:	
	Pasture
	Woodland
	Verge / Misc
	Water
	Rough Grass
	Building (Residential)
	Building / Structure (Agricultural)
	Gardens
	Road / Track

NB: If field & building type are unknown - assumed pasture & residential

(e) planprep@lds-survey.co.uk



Date: 24.10.24 CW Drawn By: 1:2750 @ A3 Plan Ref: 19379

Title: **Beoley Equestrian Centre**

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