

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Shedfield Equestrian Centre, SO32 2HN

Nr Southampton

Fully Established Premises

AVAILABLE TO LET

Extending to 32.99 acres (13.35 ha) in All



Established in 1993 a commercial Equestrian with extensive facilities comprising Indoor Arena (47m x 28m), Outdoor Arena (102m x 27m), up to 60 Stables, Horse Walker, Storage Buildings, Parking, Cross Country Course, Grazing (31.14 acres). Up to 5 units of residential accommodation. Offices. Kitchen and Function Room. Existing Client Base for Liveries, Riding and Lessons. Programme of Shows and Events.

Rental Guide £75,000 Per Annum

OFFERS INVITED



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: Strictly by Prior Appointment Only and accompanied by the Letting Agents. It is recommended to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION AND DIRECTION: See **Location Plan**. The Property lies off the A334 and is in easy reach of Southampton, Fareham, Portsmouth and the M3 and M27 motorways.

INTRODUCTION: Shedfield Equestrian centre comprises approx. 32.99 acres in all as identified and outlined red on the **Site Plan**.

The Equestrian Centre has been established and operated since 1993 by the current owner who recognises that its full potential has not yet been achieved and that there is much opportunity for an operator with equestrian knowledge and expertise to pursue.

THE BUSINESS: The annual revenue of the whole equestrian centre over the last 2 years is an average of £200,000. This excludes any rental income from the living accommodation.

Livery: The facilities are arranged and are suitable for Livery Customers.

Riding Lessons: The facilities are arranged and are suitable for riding lessons and the opportunity for multiple lessons utilising all the available arena space.

Shows and Events: There are a variety of equestrian and other events in the indoor and outdoor arenas. Parking for cars and horse boxes is available.

Staff: The business currently operates with approximately 8 part-time self-employed staff.

Website: Please visit <http://www.shedfieldequestrian.co.uk/>

LICENCE TO HIRE OUT HORSES: Current Licence held with Winchester City Council expiring 16th December 2020 to accommodate up to 15 horses in accordance with Animal Welfare (Licensing of Activities involving Animals) (England) Regulations 2018.

INDOOR ARENA: 47m x 28m rubber and sand surface. Lighted and viewing gallery from ground and first floors.

OUTDOOR ARENA: 102m x 27m arena with sand surface. Sufficient room for multiple activities.

OFFICES/MEETING ROOMS: The Property benefits from a 'main office' and reception adjoining to the Indoor School and Function Room. There are additional meeting rooms adjacent to the Outdoor Arena

KITCHEN, BAR AND FUNCTION ROOM: The Indoor Arena building includes a large function room able to be used for events associated with equestrian activities. With modern

GWB

For Further Information Contact:
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kitchen facilities fully compliant to necessary regulations. Bar facilities for functions. On the first floor above the Function Room there are three residential flats and a viewing gallery overlooking the Indoor Arena.

STABLES: There is up to 60 stables at the Property of various construction and dimensions. The majority of the stables have dimensions no less than 3m x 3m . There are a few 'Shetland Pony boxes'.

GRAZING AND CROSS-COUNTRY COURSE: There is a total of approx. 30.56 acres of grazing as identified and outlined red on the **Site Plan** divided into paddocks. There is a cross country course set up within the pasture area close to (to the south) the yard and buildings.

CARRIAGE DRIVING CIRCUIT: There is a tarmac track around the Property which can be used as a driving circuit for carriages.

ACCOMMODATION: The Property comprises up to five residential Flats for staff and horse box, (3 located on the first floor of the indoor riding school and an additional two located within the yards). The accommodation provides living accommodation for staff or private tenants. Each Flat has its own electricity meter and is connected to mains water.

If this accommodation is required by a proposed tenant then there will be an additional rental charge - Rental Guide for the 5 Flats = £30-35,000 per annum. (Each Flat being approx. £600 per month).

Two of the Flats are currently occupied by members of the Public, but could become available during the next 6 - 12 months.

CAR PARKING: There are various parking areas available. There is a paddock adjoining the yard suitable and for event and horse box parking.

HORSE WALKER: Available but no currently operational.

STORAGE: There are various tack stores across the yard which are shared by livery clients. There is a single Hay/Straw store on the yard as identified on the **Site Plan**.

SERVICES: The Property is on independent water and electricity meters. Payment for utilities will be the responsibility of the tenant or reimbursed to the landlord where sub-meters exists. Gas tank for boilers and kitchen facility.

TERMS: The Property is offered on flexible terms under a Business Tenancy. The initial period is proposed to be for a 3 to 5 year period which could be extended by negotiation. Please contact the Letting Agent to discuss further.

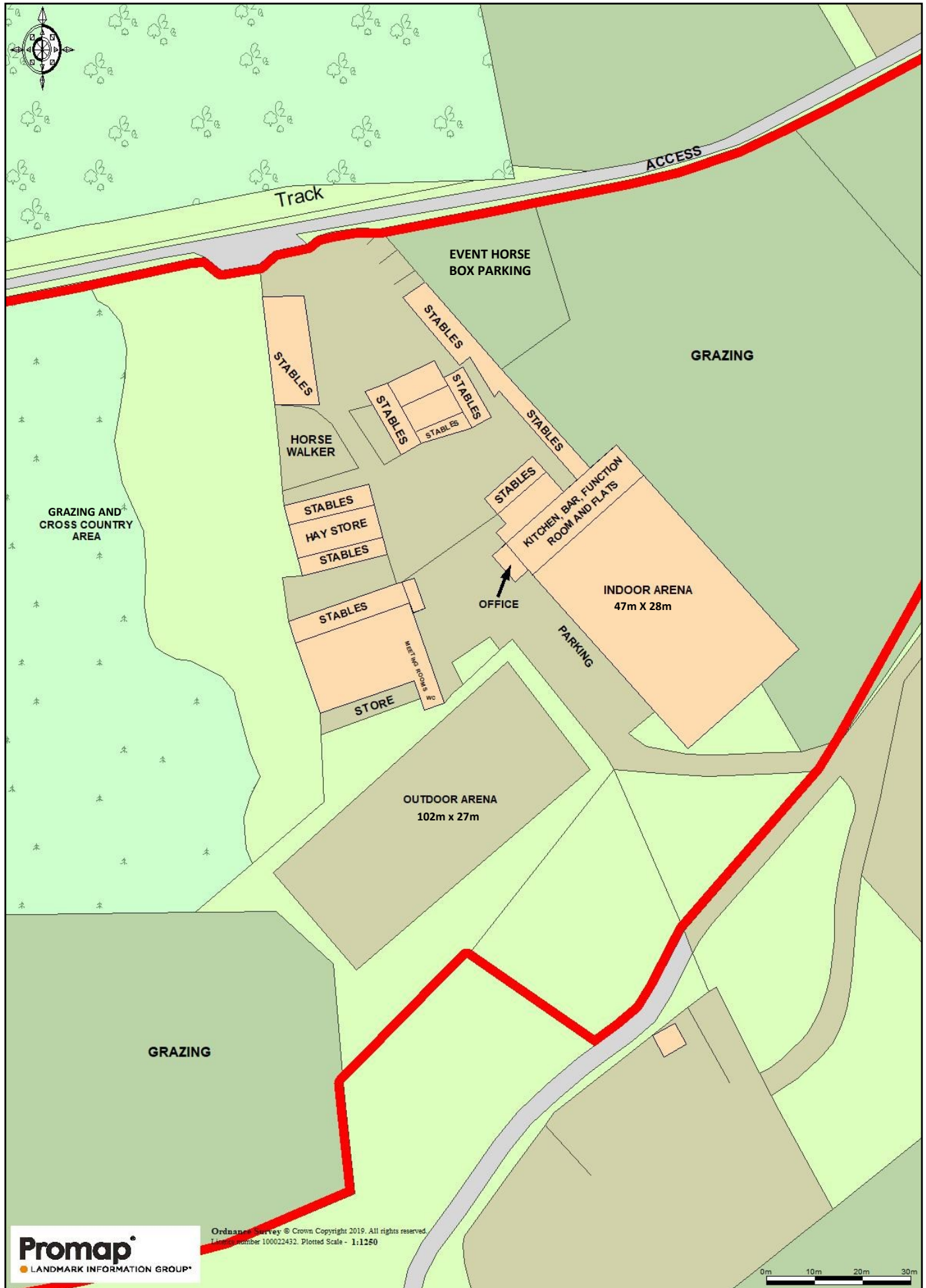
BUSINESS RATES: Rates payable for 2018/19 £14,297. To be confirmed. Ask Letting Agent for more details.

PLANNING: The Property benefits from the necessary Planning Consents permission for the current commercial equestrian uses.

TIMING: Available during 2020.

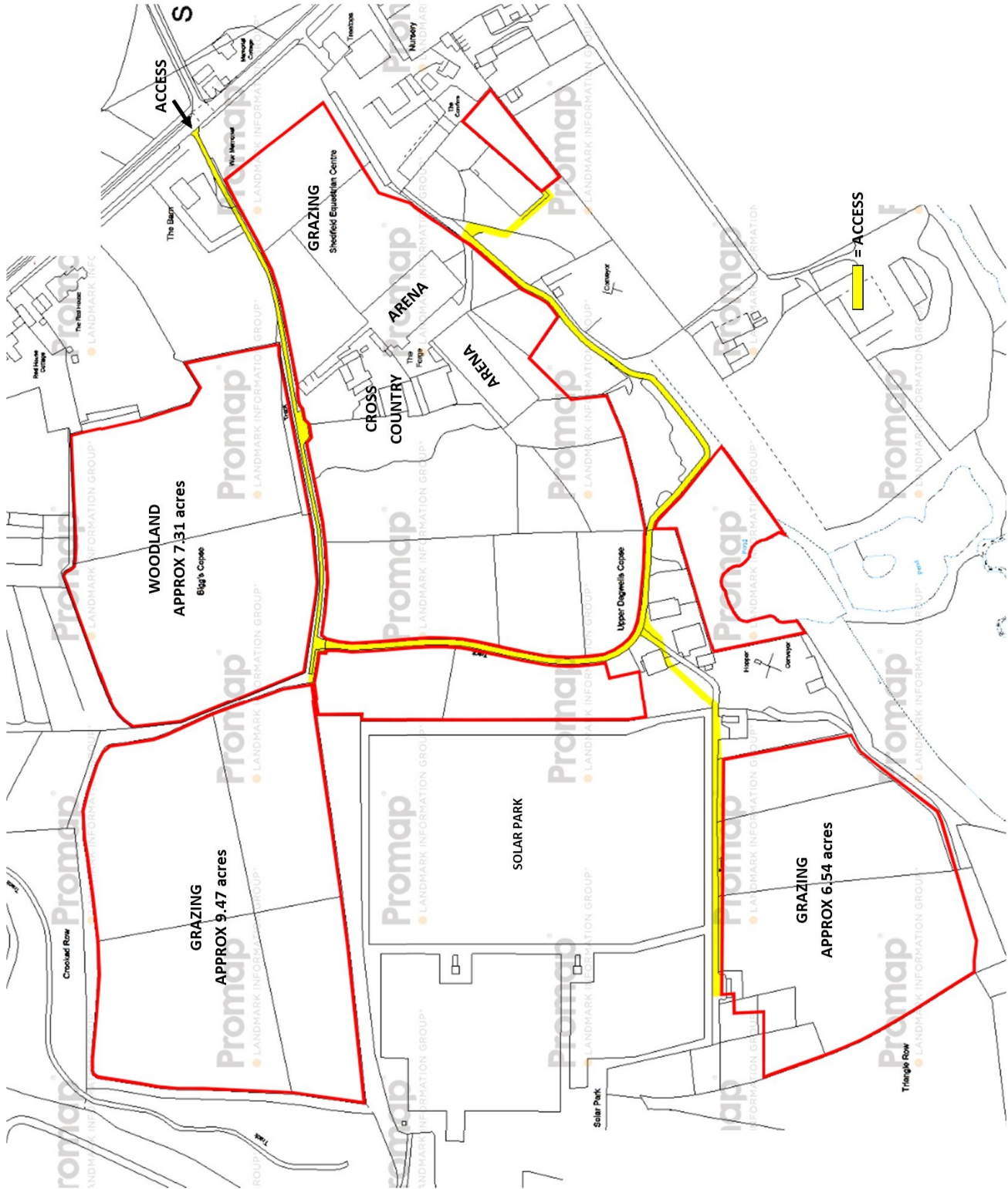
LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [http:// www.winchester.gov.uk/](http://www.winchester.gov.uk/).

BUILDINGS PLAN



Subject to Survey

SITE PLAN



Subject to Survey

FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

Month/Year





LOCATION PLAN

