



SITUATION

*Tewkesbury 2.5 miles, Pershore 8 miles, Gloucester 13 miles.
Cheltenham 15 miles, Evesham 18.5 miles.*

Road Links: M5/M50 2 miles.

Trains: Cheltenham, Evesham or Gloucester.

International Airports: Birmingham Airport 46 miles, Bristol Airport 66 miles.

- 150 Cross Country Jumps.
- Junior Cross Country Jumps.
- 20m x 60m & 20m x 40m Grass Dressage Arenas.
- Full Course of Show Jumps including fillers and water trays.
- Course of Working Hunter, Games Arena.
- Judge's box, Canteen, Container and wc
- Ample lorry & car parking
- Rural Accessible Location.

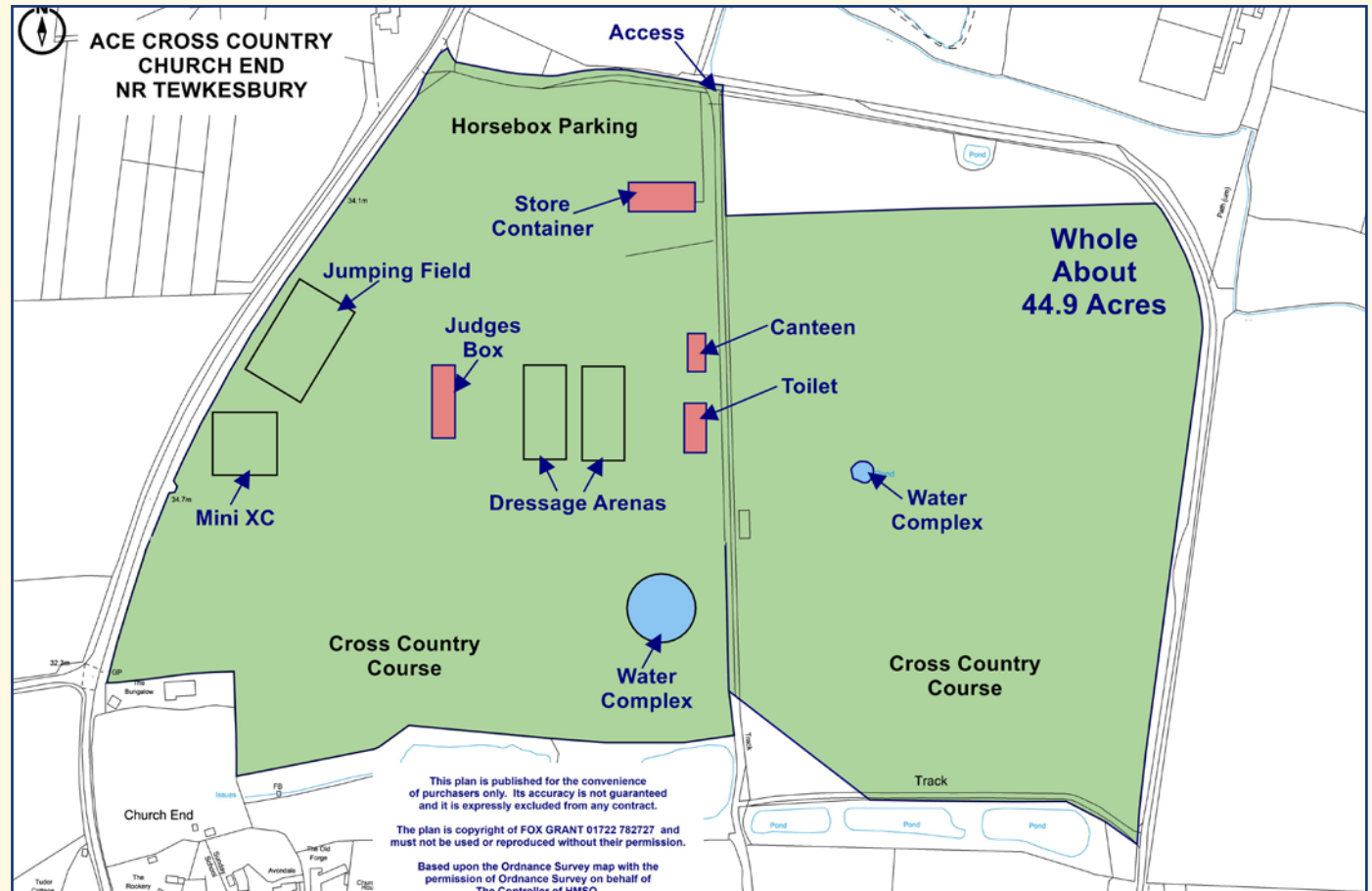
Pastureland to about 44.9 acres

Ace Cross Country Situated in a rural location on the outskirts on the village of Twynning, which is a short drive from junction 1 off the M50 and Tewkesbury, making Ace Cross Country an ideal location for competitions, training and clinics, car boots, shows, including camps.

The historic town of Tewkesbury is situated on the edge of the River Severn is known for its beautiful Tewkesbury Abbey. It also has many antique and craft shops, cafes and bars and hosts the world-famous Medieval Festival and popular Food & Drink Festival.

Local, Sporting & Recreational Tewkesbury offers a good range of independent shops, supermarkets, doctor's surgery, restaurants and traditional pubs. More extensive shopping, leisure and cultural facilities are available in Cheltenham or Gloucester.

The region is synonymous within the equestrian industry and the property is well within easy distance of Abbey Dressage, Hartpur College, Hunters Equestrian, Stourport Equestrian Centre, Prestige Equestrian Centre, Allenshill and Three Counties Showground. Good outriding and number of local studs and high calibre competition yards. Other facilities including racing at Cheltenham, Hereford, Warwick and Worcester. Hunting is with the Cotswold Vale Hunt, Croome or Ledbury.



ACE CROSS COUNTRY

is a well-established equestrian business serving several pony clubs, riding clubs, trainers, professional riders and everyday riders. Competitions are held from March until October (subject to weather) with the ground rested during the winter months.

Fox Grant are instructed to offer the lease of 5 years for sale with all the cross country, show jumps, working hunter jumps, dressage arenas, canteen, wc, storage container and judge's box, including the flags, numbers, flowers, web site and social media facilities.

Approached via country lane, you enter the property via stone track with ample lorry and car parking to the left, with the shipping container housing all the equipment to the side. There is an on-site canteen with seating area, to the front of this is the two grass dressage arenas, with the show jumping arena complete with fillers and water trays, and working hunter course, with judges' box. There is also the specifically built "Tiny Tots" cross country course, for the next generation to learn and have fun.

The main field was designed with the assistance of British Eventing course builder, Simon Grundy they have designed and built a variety of jumps, water complexes, banks and more that range in size from tiddlers on lead rein to 90cms. The aim being to offer horses & riders of all abilities a fun, interesting and challenging XC experience, with either simple log, tyre jump or head for the more complex arrowheads and corners. them for yourself. Most of the jumps are portable so that the course can be varied and easily move them if ground conditions change.

Ace Cross Country is the ideal investment business with the business having grown year by year. Accounts are available, but only after successful viewing with the agent and signing of Confidentiality Agreement.

AGENT'S NOTES

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 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 and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY: Tewkesbury County Council. 01684 295010

SERVICES Mains water & Private Drainage.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

TENURE Leasehold with vacant possession. Lease is for 5 years.

IMPORTANT NOTICE Rent is payable of 11,500 pa.





VIEWINGS

Strictly by appointment 01432 367802
or email liz@foxgrant.com We will be
holding specific viewing days.

**IMPORTANT NOTE: DO NOT
CONTACT ACE DIRECT. This is at the
owner's request.**



Liz Langford



William
Fox Grant

Fox Grant

**ACE
CROSS COUNTRY
GL20 6DA**

DIRECTIONS

Postcode: **GL20 6DA**

From Tewkesbury: Head out on the A38 heading North for the M50, after 0.3 miles take the 1st exit onto the A38/Mythe Road. After about 2 miles turn right onto Church End Lane. Ace Cross Country will be located a short distance on left hand side.

WHAT3WORDS: ///gadgets.merely.ridge

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**