



Beaver Hall Equestrian Centre Bradnop, Leek



Beaver Hall Equestrian Centre
Bradnop
Leek
Staffordshire ST13 7EZ



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61.37ac



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A truly rare and exciting opportunity to acquire a fully-equipped equestrian centre with huge potential for further businesses. The property briefly includes a three bedroom dwelling finished to a high-standard, a wide range of modern and traditional buildings and stables, three outdoor manèges, and surrounding grass and woodland all extending to approximately 61.37 acres (24.83 hectares). Viewing is highly recommended to appreciate the potential on offer.

For Sale by Private Treaty

Guide Price: £1,800,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



Beaver Hall Equestrian Centre

Location:

The property is positioned in a desirable rural setting on the outskirts of Leek, offering far-reaching countryside views, whilst maintaining excellent accessibility to nearby amenities and transport links.

The nearby market town of Leek (3.5 miles) provides a comprehensive range of facilities including supermarkets, high street shops, cafes, public houses, healthcare services, and both primary and secondary schools. Surrounding towns include Ashbourne (13 miles), Buxton (11 miles), and Congleton (15 miles), all of which offer additional amenities and commuter links.

The cities of Stoke-on-Trent and Derby are within a 25 mile radius, providing access to a broader range of retail, leisure, and transport services, including mainline train stations.

Situated near the edge of the Peak District National Park, the area is well-known for its outstanding natural beauty, with numerous scenic walks, bridleways, and outdoor activities close at hand—making it an ideal location for equestrian and countryside pursuits.

Description:

The sale of this property presents a rare and exciting opportunity to acquire a fully established and operational equestrian centre which is being offered for sale due to genuine retirement. It is considered to have excellent potential for further business growth and expansion.

The property briefly comprises a three bedroom dwelling, an extensive range of facilities including both modern and traditional agricultural outbuildings, stabling for 23, three outdoor manèges, a café, a tack shop, camping facilities, and surrounding grass and woodland all together totalling approximately 61.37 acres (24.83 ha), in a desirable ring fence.

Boasting great accessibility, the property offers huge opportunity for those seeking a successful business whether it be for equestrian, agricultural, or commercial use (subject to consent). Currently, the property offers a bustling livery yard, regular competitions and events, a popular riding school, a well-established pony club, and consent for a caravan/camping site, with scope to diversify into further enterprises.





The Barnhouse

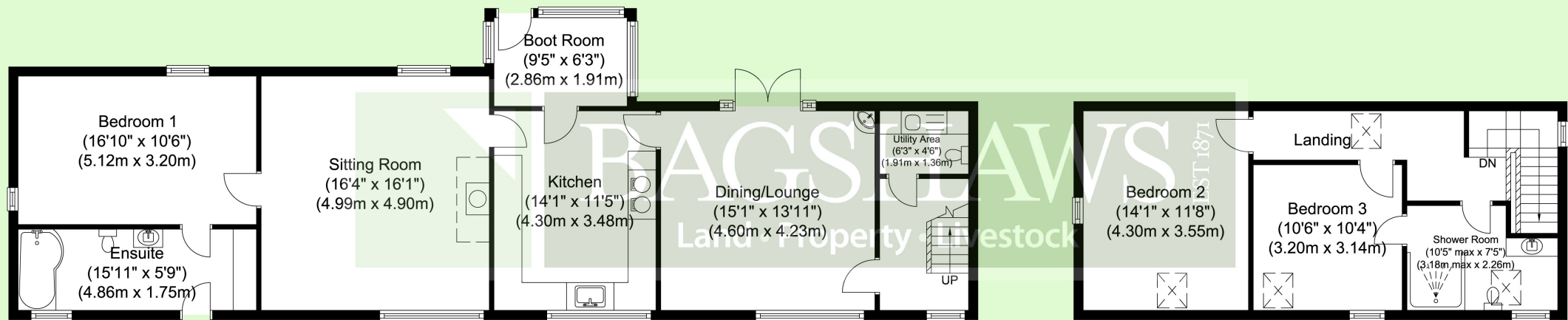
The Barnhouse offers an attractive, stone and brick-built dwelling with spacious, pleasant accommodation spreading across two floors, perfectly suited to family living with interiors finished to a high-standard and much character and traditional charm.

The front door gives entrance into a welcoming hallway with a useful utility area to the rear offering fitted units and a w/c. Through to the lounge with a log burning fire, an impressive floor length arch-window, and French doors opening to the patio area allowing much natural light to flood the room. A dining kitchen offers tasteful fitted units, with a boot room/porch area to the rear offering external access. The sitting room presents exposed timber beams up to the eaves creating a spacious feel, again complemented by full-length windows offering a bright space, with a log burning fire. The ground floor offers a double bedroom, complete with a modern fitted bathroom hosting a bath with shower over, w/c, and basin, also offering an external door. Stairs from the hallway climb to the first floor, offering two further double bedrooms, and a family shower room.

The house layout offers great flexibility depending on the purchasers needs, the ground floor bedroom and bathroom can offer disabled accommodation and/or annex accommodation for extended family members benefitting from the separate external access, equally the accommodation can all remain as one.

Externally, The Barnhouse offers a well-finished patio area for outside dining, seating, and entertaining overlooking the paddocks and land afar, with stone-walled and planted borders. To the front of the dwelling, the yard area offers private parking for multiple vehicles conveniently positioned away from the main yard.





Beaver Hall Equestrian Centre, Leek ST13 7 EZ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



Buildings

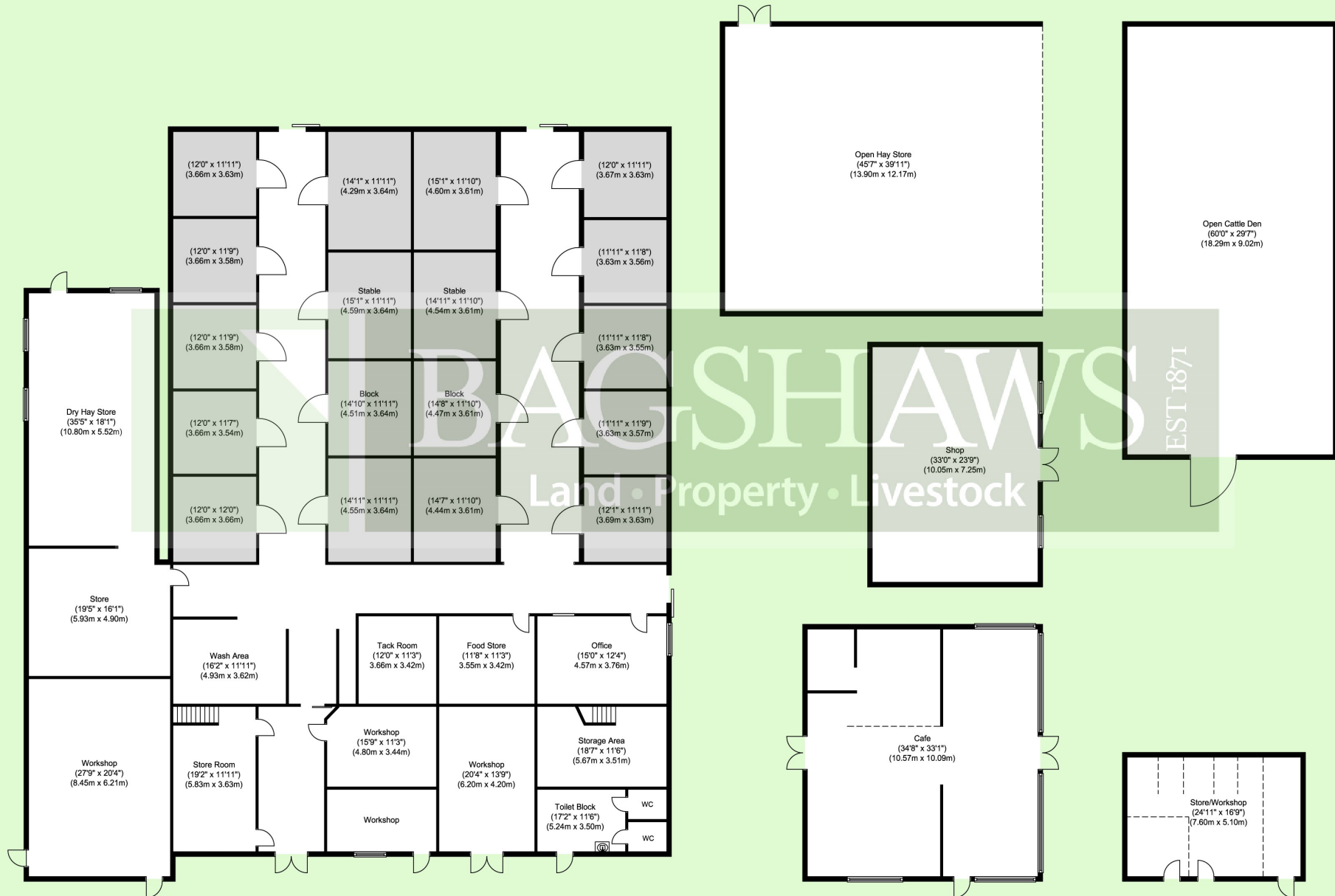
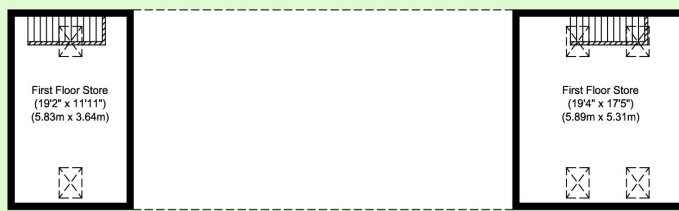
The property boasts a broad and extensive range of buildings and facilities, each providing exciting equestrian and business opportunities for a prospective purchaser to build great income and continue the thriving custom. With a wide range of both modern and traditional buildings on offer, there are potential development opportunities for a purchaser to explore (subject to the necessary planning consents). The buildings are located in and around the yard, and can be briefly summarised as follows;

1. Two-storey stone-built barn in good order with traditional exposed oak beams to the eaves, internally divided into multiple rooms currently offering workshops, storage and classroom spaces, and w/c, boasting huge conversion potential (subject to consent).
2. Stone-built barn adjoining the dwelling, internally divided and utilised for fodder storage but with great flexibility to be incorporated into the dwelling (subject to consent) or alternative uses.
3. Four bay concrete frame building with block walls and yorkshire boarding, housing ten stables.
4. Four bay concrete frame building with block walls and yorkshire boarding, housing ten stables (adjoining above).
5. Lean-to (adjoining stone barn and stabling) hosting a livery office, Tack room, Feed room, and Wash area and Solarium.
6. Timber stable block offering three stalls.
7. Timber building offering a Café with kitchen and dining areas.
8. Timber building offering a Tack Shop.
9. Three bay steel portal frame building, with corrugated sheeting and yorkshire boarding sides, open to the front and flexible in its uses.
10. Outbuilding adjoining the dwelling to one end, with potential to offer wash facilities/wc for camping customers, with space for a utility. The outbuilding can also provide general storage, or be adapted to suit a purchasers needs.

The yard offers ample space for vehicles and lorries, and sufficient areas for machinery in and around the buildings, as well as offering potential space for further buildings (subject to the necessary consents).

Whilst the buildings are currently utilised for equestrian enterprises, many of the them would be well suited to agricultural uses, or conversion into living accommodation or such ancillary uses. Viewing is strongly encouraged to appreciate the extensive range of buildings and the potential the property has to offer.







Facilities

Alongside the buildings, the property offers a fantastic range of facilities to support the equestrian business and further diversification projects, including;

- Three outdoor arenas with silica sand and rubber surfaces; Competition manège (65m x 45m) and two warm-up arenas (40m x 20m).
- Spacious yard areas to accommodate horse box/ vehicular parking for competitions and visitors.
- A successful Café currently offering 5* service, complete with kitchen and seating areas and overlooking the main arena.
- A Tack Shop, currently let out to a third-party saddlery business.
- Camping facilities/ alternative use; the property has previously offered a camping and caravan site with 5 hard-standing caravan pitches complete with electricity and water. Opportunity is to be had by re-establishing this enterprise, with planning permission (ref; SMD/2011/1041) for 12 camping pods and the occasional use for non-equestrian events.



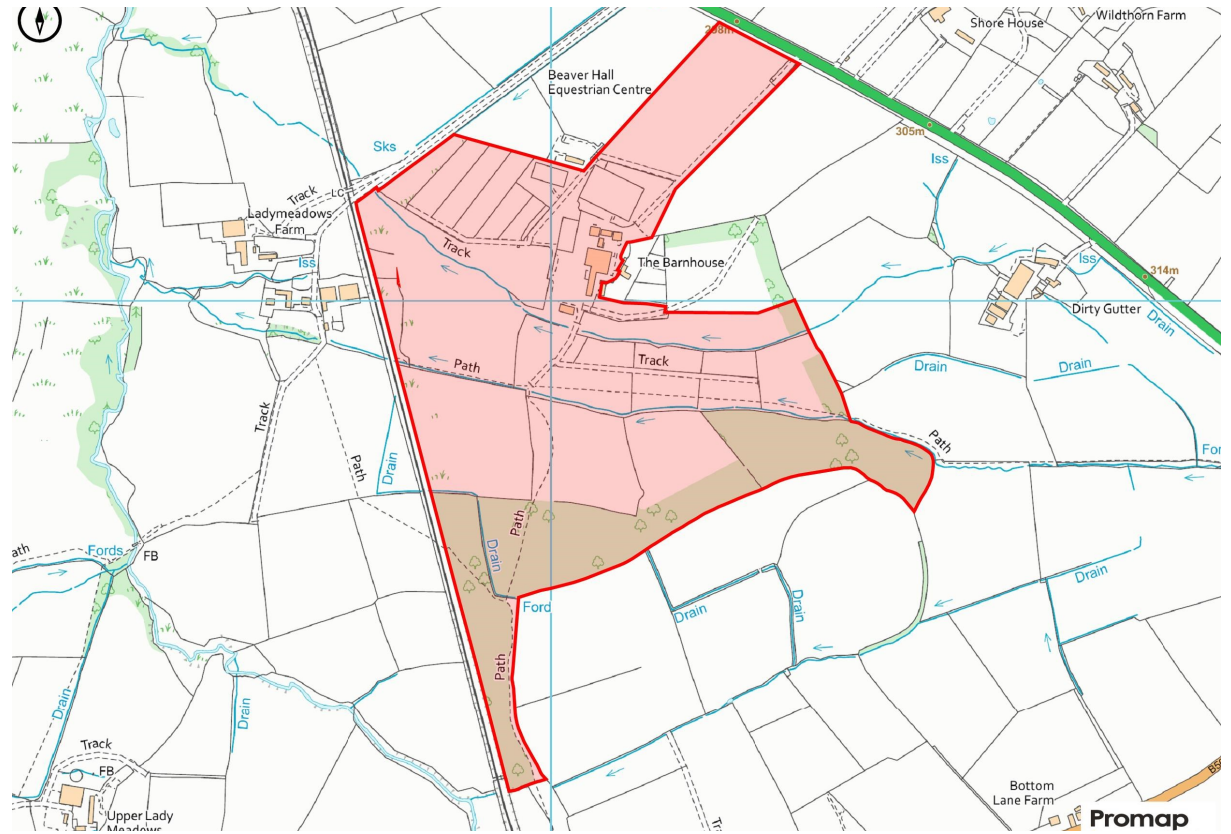
The current owners run a thriving livery and riding school, with regular and repeat lessons weekly, alongside a popular official pony club. Regular, well-attended competitions are held throughout the year and a well-regarded business has been established over 20 years, with much opportunity to diversify further into non-equestrian events too. Further details can be provided on request for interested parties after viewing.



Land

The land wraps around the dwelling and buildings in a desired ring fence, divided into multiple paddocks and perfectly suited to livery turnout. The grassland is down to permanent pasture with all suitable for grazing, and some parcels suitable for mowing. Access to the land is all via the driveway and yard area, with useful internal tracks to assist accessibility and management of the land. Boundaries include a mixture of post and rail fencing, mature hedgerows, and dry stone walling.

A large portion of woodland lays along the perimeter of the property, and was created under the England Woodland Creation Scheme in 2013. It offers a wide variety of mature trees and vegetation and enhances the amenity and environmental aspects of the property. The woodland extends to approx. 18 acres.



General Information

Services:

The property benefits from mains electricity and water, and drainage via a new septic tank. The dwelling benefits from oil fired central heating.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion. There are a number of informal tenancies on the property (shops, workshops, etc.) creating good income, which can be continued at the purchaser's discretion.

Mineral, Timber and Sporting Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There are overhead powerlines across the land, where it is assumed the correct wayleaves are in place. Two neighbouring properties benefit from a right-of-way for access along part of the driveway, whilst public footpaths also run cross the property.

Council Tax Band: D **EPC Rating:** E

Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek ST13 6HQ

Occupancy Condition:

It is our understanding that the occupation of the dwelling is currently subject to restrictions in connection with another property that is not owned. The vendors are in the process of taking the necessary steps to have this restriction lifted. For further details and clarity please contact the Bakewell office.

Vendor's Solicitors:

Whiteheads Solicitors , 6 Water Street, Newcastle, Staffordshire ST5 1HR. Tel: 01782 615278

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Broadband Connectivity:

It is understood that the property currently benefits from satisfactory broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Directions:

From Leek town centre, head southeast on the A523 Ashbourne Road out of town. Continue along the A523 for approx. 3.5 miles, passing through Bradnop. The property can be found on the right hand side, as indicated by our 'For Sale' board

What3Words: [:///speeding.wobbles.voters](https://www.what3words.com/what3words/:///speeding.wobbles.voters)

Agents Note: Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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