



Derbyshire Pony Trekking Centre

Upper Langwith, Mansfield



Derbyshire Pony Trekking Centre
Scarcliffe Lanes, Upper Langwith
Mansfield, NG20 9RH



0.57 ac

A unique opportunity to acquire a plot extending to approx. 0.57 acres (0.23 hectares), hosting a range of traditional outbuildings currently utilised for equestrian purposes, boasting commercial use consent. The sale is to include the profitable and well-established Pony Trekking Centre Business alongside the property. The business holds a 5 Star Council Licence and boasts an immense social media following over all platforms, including 5 star TripAdvisor/Traveller's Choice score.

The property lends itself to those seeking a development plot, commercial buildings, and/or an established Pony Trekking Centre Business.

For sale by Private Treaty

Guide Price: £325,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The plot is situated in the desirable, accessible location of Upper Langwith, just 2 miles north of Shirebrook town, boasting rural outlooks with fantastic close-by transport links. A wide range of amenities can be found in nearby towns including; Mansfield (6.8 miles), Chesterfield (10.2 miles), and Worksop (11.1 miles). The cities of Derby, Sheffield, and Nottingham are each within an hours commute, whilst junction 29 of the M1 is just 5.5 miles. The property provides direct access to numerous bridleways and picturesque woodland and Park land trails, benefiting the business with at least 5 hours of off road riding including Scarcliffe Park Woods, Poulter Country Park and Shirebrook Woods.

Directions:

From Shirebrook town centre, head west along the B6407 Main Street out of town. Turn right onto Common Lane signposted for Langwith and continue to the crossroads at the end. With the Devonshire pub on the right hand side, turn right at the crossroads onto Rectory Road and



continue until the junction. Bear left and follow the road for approx. 300 yards, before taking the first left turning, the property can be found on the right hand side indicated by our 'For Sale' board.

Description:

The sale of the trekking centre offers a rare opportunity to acquire a plot benefitting from commercial use consent, hosting a number of outbuildings within a useful spacious hardstanding yard area. A single storey building housing with four stalls and an office. There is a further building general purpose building constructed from breeze block and timber housing further storage areas. There is a porta cabin and tack room used as a further office space. Alongside the main buildings, a number of smaller stores include open fronted feed stores and a timber frame twin stable block. Although the buildings are all currently utilised and tailored to equestrian use, they offer complete flexibility in their uses dependant on a purchasers preference, with the added bonus of commercial consent.

The yard area offers ample space for further building erections (subject to the necessary planning permissions). Alongside this, the traditional stone built building has conversion potential, subject to all planning permission and necessary consents.

There are 8 acres of adjacent fields currently available for rental as additional turnout. There is potential for this agreement to be continued however, no guarantees are given. Further information can be given on enquiry.

Trekking Centre Business:

The vendor is including the business called the 'Derbyshire Pony Trekking Centre', a reputable and profitable enterprise producing approx. £188,000 turnover per annum. The business and property is to be sold as a whole, with the regular

and repeat custom to be of benefit to any purchaser, although no guarantees of income can be offered. The property benefits from being centrally placed, with fantastic nearby beauty spots within the Derbyshire Dales and Sherwood Forest, including the close proximity of Poulter Country Park.

Please contact the office for further details regarding the business element and accounts which we be available on request.

Services:

The site has mains electricity connected, with broadband and CCTV.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: Bakewell@bagshaws.com.

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.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. A pedestrian right-of-way is granted to the neighbouring property for access.

Local Authority:

Bolsover District Council, The Arc, High Street, Clowne, Chesterfield S43 4JY

Vendor's Solicitors:

Foys Solicitors, 31 Mill St, Clowne, Chesterfield S43 4JN

Business Rates:

Nil (small business relief)

Method of Sale:

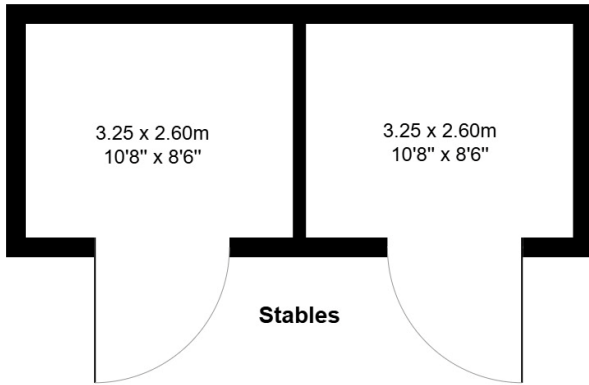
This property is to be sold by private treaty.

Agents Notes:

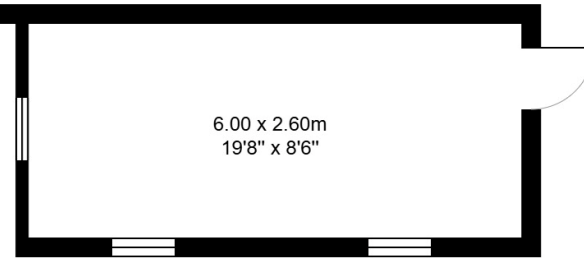
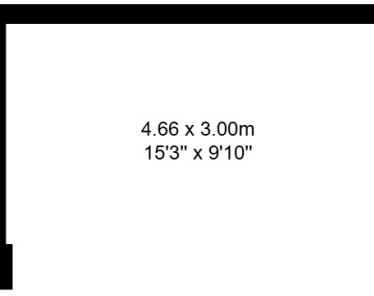
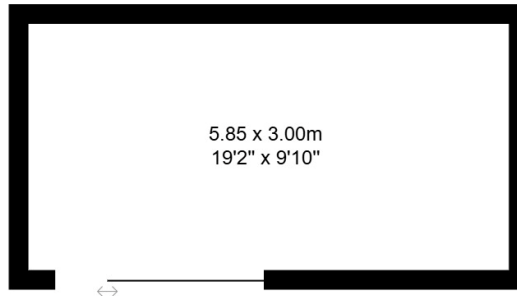
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not 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.



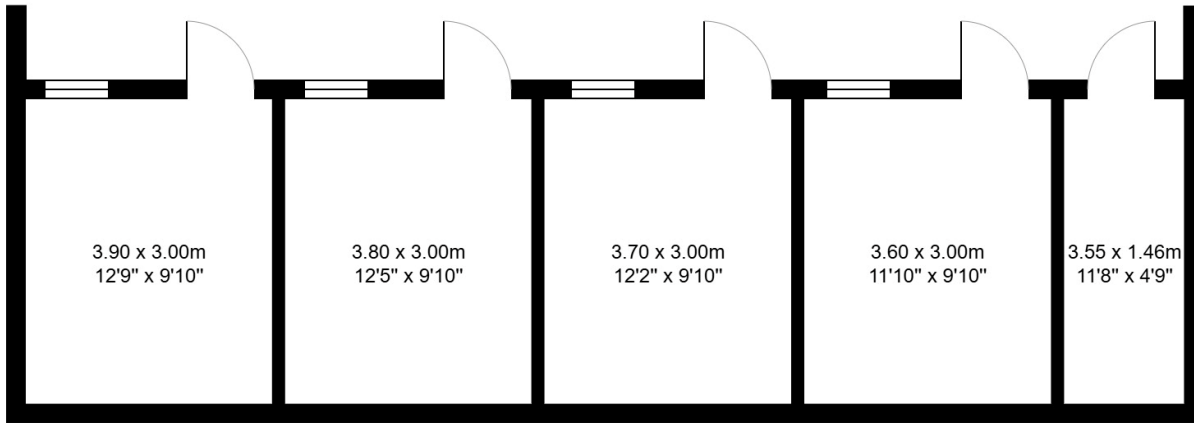




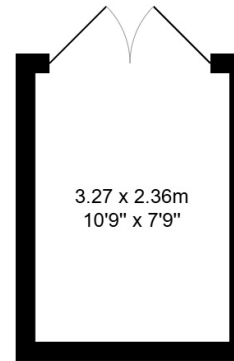
Stables



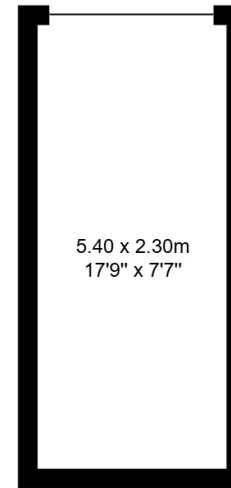
Office / Reception



Stable Block



Tack Room



Storage



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