



Townley Farm

Wrenbury Road, Marbury, Whitchurch SY13 4LU



LARCH
PROPERTY

Townley Farm
Wrenbury Road
Marbury
Whitchurch
SY13 4LU

**AN EXCELLENT OPPORTUNITY TO
PURCHASE A FORMER EQUESTRIAN
YARD WITH INDOOR AND OUTDOOR
ARENA'S, A RANGE OF OUTBUILDINGS
AND 8.45 ACRES.**

Accommodation In Brief

- Total approx square footage 25,848.
- Two large steel portal buildings, formally used for stables and associated facilities (such as tack/feed rooms)
- Large indoor arena with silica sand surface.
- 50 x 30m outdoor arena.
- Brick built conference, facility building, suitable for other uses including residential – subject to pp.
- Plenty of concrete parking and turning area.
- Horse Walker
- Open sided Dutch barn.
- In all 8.75 acres, including well fenced paddocks.
- Excellent hacking.



Description

Townley Farm is renowned for its former Marbury Farm Ride. Set just on the edge of the quaint village of Marbury with its award-winning pub The Swan at Marbury, Townley Farm offers the perfect setup for private and professional use.

The two large barns offer multiple uses that were previously used for stables, tack rooms, feed rooms and wash bays.

There are two large arenas with silica sand surface (including carpet fibres) The indoor is located between the two large barns with lighting and perfect for those winter months. The large outdoor floodlit arena is located right next to the barns offering a well thought out yard.

There is ample parking for large vehicles to the front of the barns, along with a large Dutch Barn suitable for storing farm machinery and Haylage/Hay. To the left of the yard is a conference facility building with toilet/ kitchen/shower facilities.

Equestrian Facilities

Barn 1 steel portal framed barn within concrete walls and floors and Yorkshire boarding. Sliding doors to both elevations and a lean-to. This building was previously used as stabling with associated tack and feed areas. Internal lighting, power points and water taps.

Indoor Arena steel portal framed building with the main entrance from the yard via large sliding doors. Translucent roof lighting and internal lighting, concrete side panels, Yorkshire boarding. Internally fixed with white profile sheeting and wooden kick boards for a professional facility. Outdoor lighting off barn. Silica sand surface.

Barn 2 steel portal framed building with concrete walls/panels and floor and Yorkshire boarding. Sliding doors to both elevations. Internal lighting, power points and water taps. This building was used for stabling with associated tack and feed areas.

Conference facility building, which is built of brick construction under an insulated profiled Kingspan roof. This building was built for educational/training purposes and includes kitchen facilities, showers and WCs. This building has a wide range of potential for alternative uses subject to the required planning permission (including residential with positive pre-application LPA advice on this future use and subsequent live planning application submitted)

Open sided Dutch barn with lean -to: perfect for storage of hay/straw and machinery.

Outdoor Arena: 50m x 30m floodlit arena, good drainage and fenced with silica sand surface.

5 stalled horse walker

Round/Lunge Pen: Large round pen with silica sand.



Floorplan

Total Approx Floor Area 25848 sq ft (2401.4 sq m)



Land

The land is located at the back of the barns and is accessed a long a track to large fully fenced paddocks with water and all set in approx. 8.75 acres. Further land available by separate negotiation. Townley Farm offers excellent road hacking with various routes around Norbury, Wirswall, Marbury and a local bridleway, even the local pub offers a great stop off point on your ride out.

Directions

Postcode: SY13 4LU

W3W: fortunate.reprints.cheesy

Head south-west out of Wrenbury village centre on New Road. Continue as the road transitions straight into Wrenbury Road. Follow Wrenbury Road heading towards Marbury. Townley Farm will be located on your left just before you enter the main village of Marbury.

Property Information

Tenure: Freehold

EPC: To be confirmed

Services: Mains water, Mains electric and private septic tank.

Council: Cheshire East

Council Tax Band:

Agents Notes

- There is a public footpath crossing the land
- Ariel shots are for identification only and not to be relied upon.
- The driveway is shared





LARCH
PROPERTY

Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: larch-property.co.uk

Email: info@larch-property.co.uk

JACKSON EQUESTRIAN t/a Larch Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.