



Snowdon Farm Riding School Snowdon Lane, Troway, Marsh Lane,

Saxton Mee

Snowdon Farm Riding Marsh Lane

Offers In The Region Of

£1,300,000

An outstanding opportunity has arisen to purchase Snowdon Farm Riding School, an on going riding school and livery business which comprises of a five bedrooned and three bathrooed detached bungalow, a main indoor arena with 12 stables and attached building with office, kitchenette, tack room and WC with a first floor viewing gallery, training room and WC.

There is a total of 14 acres of land including grazing, round pen, four further stable blocks which includes a large barn, one of which planning consent is currently being sought for residential conversion for a three bedrooned dwelling. Plans have also been approved to extend the bungalow to incorporate a first floor (planning ref: 22/00426/FLH with North East Derbyshire District Council)

The centre is delightfully situated with views over the glorious Moss valley and is approached via a long gated drive. There is ample parking for numerous vehicles. The bungalow was built in 1992 but has had new doors, windows and boiler about 10 years ago. Attached to the bungalow is an exceptionally large garage and private garden to the rear.

The riding school has been established and managed for many years as a successful business and has excellent communication links to the nearby towns of Dronfield, Chesterfield and Eckington with ease of access to Sheffield city centre and the motorway network.

- Fantastic opportunity to run your own riding school and livery business (subject to necessary licences/certification)
- Five bedrooned and three bathrooed detached bungalow
- 14 acres of land including grazing
- Large indoor arena (37m x 20m approx) with 12 stables
- Large barn with four stables
- Five yard stables with store and feed room and a further five stable block with storage
- Outstanding location overlooking the Moss valley
- Current Licence number: 21/16717/ANIMAL. BHS Approved Centre. Centre number: 10001023
- Viewing strictly by appointment through the agent





SNOWDON RIDING SCHOOL

APPROXIMATE GROSS INTERNAL AREA = 203.3 SQ M / 2188 SQ FT (INCLUDING GARAGE)



Illustration for identification purposes only,
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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