



WARREN FARM STABLES

Mansfield, Nottinghamshire, NG19 0HQ

A well maintained equestrian livery yard with multiple income streams and development potential.

savills

KEY CONSIDERATIONS

- Established livery business
- Let commercial unit
- Development potential
- Further commercial income potential
- Stabling for over 27 horses
- Flood lit manège
- Significant income potential
- About 39.24 acres (15.87 hectares)

DISTANCES

Mansfield Town Centre: 3 miles

Newark: 20 miles

Nottingham: 18 miles

(All distances and measurements are approximate. Your attention is drawn to the important notice on the back page.)

THE PROPERTY

Warren Farm Stables is approached via a shared private track approximately 800 metres from New Mill Lane to the north of Forest Town near the market town of Mansfield in Nottinghamshire.

The property benefits from planning consent to convert the Grade II listed stone barn into three residential dwellings. The first dwelling has been completed and is occupied by the current owners. This dwelling has been finished to a very high standard and benefits from 3 double bedrooms, large kitchen and separate living space.

What would be the middle dwelling is currently utilised as office and canteen space under a commercial lease.

On the southern boundary of the land there is a small brick Building (not shown on the floor plans) that may hold some further development potential, subject to gaining the necessary planning consents.



COMMERCIAL BUILDINGS

To the north east of the stone barn is a large former agricultural Building (not shown on the floor plans) measuring approximately 9,000 square feet, that is now let under a commercial lease along with the central part of the stone barn. This lease is to Trade Furniture Sales LTD for £36,000 per annum and due to expire in October 2022.

Immediately north of the dwelling is a further workshop building that benefits from B2 (general industrial) use. This building is currently utilised as storage space by the current owners but could be let out to create an additional income stream.

EQUESTRIAN FACILITIES

The equestrian facilities include stabling for over 27 horses, the majority of which are located in a substantially built brick building. This building includes a canteen area and tack room along with a separate office space to the first floor.

The remaining stables are found in a separate wooden stable block with an adjoining wash box. There is a 25 metres by 37 metre flood lit manège with a sand and carpet base.

We understand the majority of the stables are let on full livery agreements creating further income.

The brick stable block may hold some further development potential, subject to gaining the necessary planning consents.

THE LAND

The land extends to about 39.24 acres (15.87 hectares) and is divided into a number of grazing paddocks. There are two hay meadows to the north east and also on the western side of the property.

The River Maun runs through the property and there is also a large amenity pond to the east of the buildings.

The property benefits from its own access onto a public bridleway to the north which offers easy hacking opportunities for the liveries.

PLANNING

The property benefits from an active planning consent for the redevelopment of the Grade II listed stone barn into three dwellings (2017/0053/LBW). The first dwelling has been completed and is occupied by the current owners. The workshop building benefits from B2 (general industrial) use.

METHOD OF SALE, TENURE AND POSSESSION

The property is available freehold by private treaty and will be sold subject to the existing commercial leases and livery agreements. Should it be required vacant possession could be achieved subject to giving six months' notice to the commercial tenant.



OVERAGE / UPLIFT CLAUSE

The land will be sold subject to a development uplift clause. This uplift clause shall specify that 30% of any uplift in value due to development (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable back to the vendors, or their successors in title, should such a development occur within 30 years of completion of the sale. This uplift clause shall not be triggered by any development for agricultural or equestrian purposes.

VALUE ADDED TAX

The property is subject to VAT and will be payable by the purchaser(s) in addition to the purchase price.

TUPE

Where appropriate, the purchaser(s) will be responsible for complying with the statutory provision of the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) in relation to employees on the property. Further details are available from the selling agents.

SERVICES

The property benefits from 3 phase electricity, mains water and mains drainage.

EPCS

House - D

Offices - D

Commercial Unit - D



COUNCIL TAX

C

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing Wayleaves, Easements, Rights of Way whether public or private and Covenants whether mentioned or not.

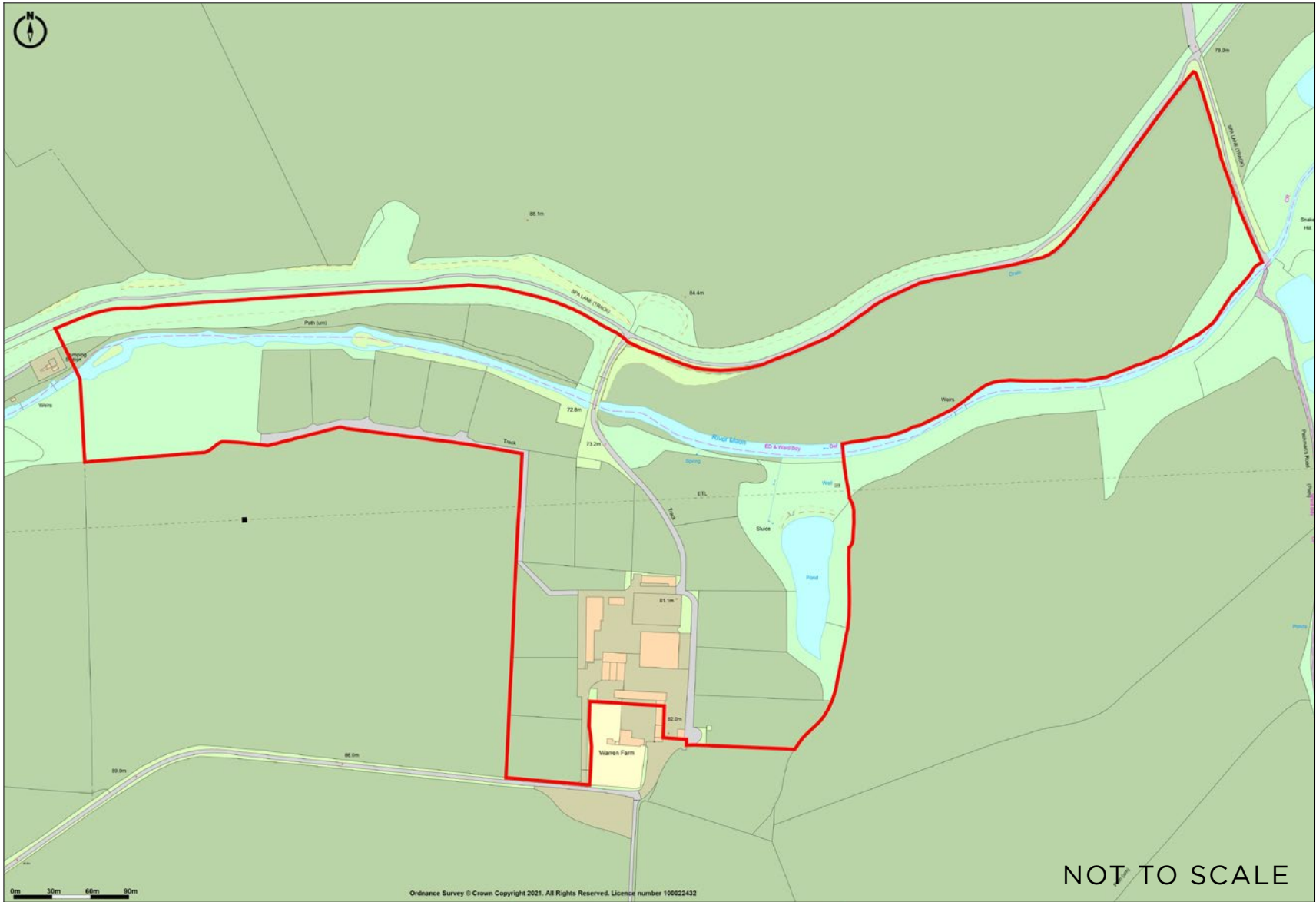
BOUNDARIES

The vendor and vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these.

WHAT3WORDS LOCATION

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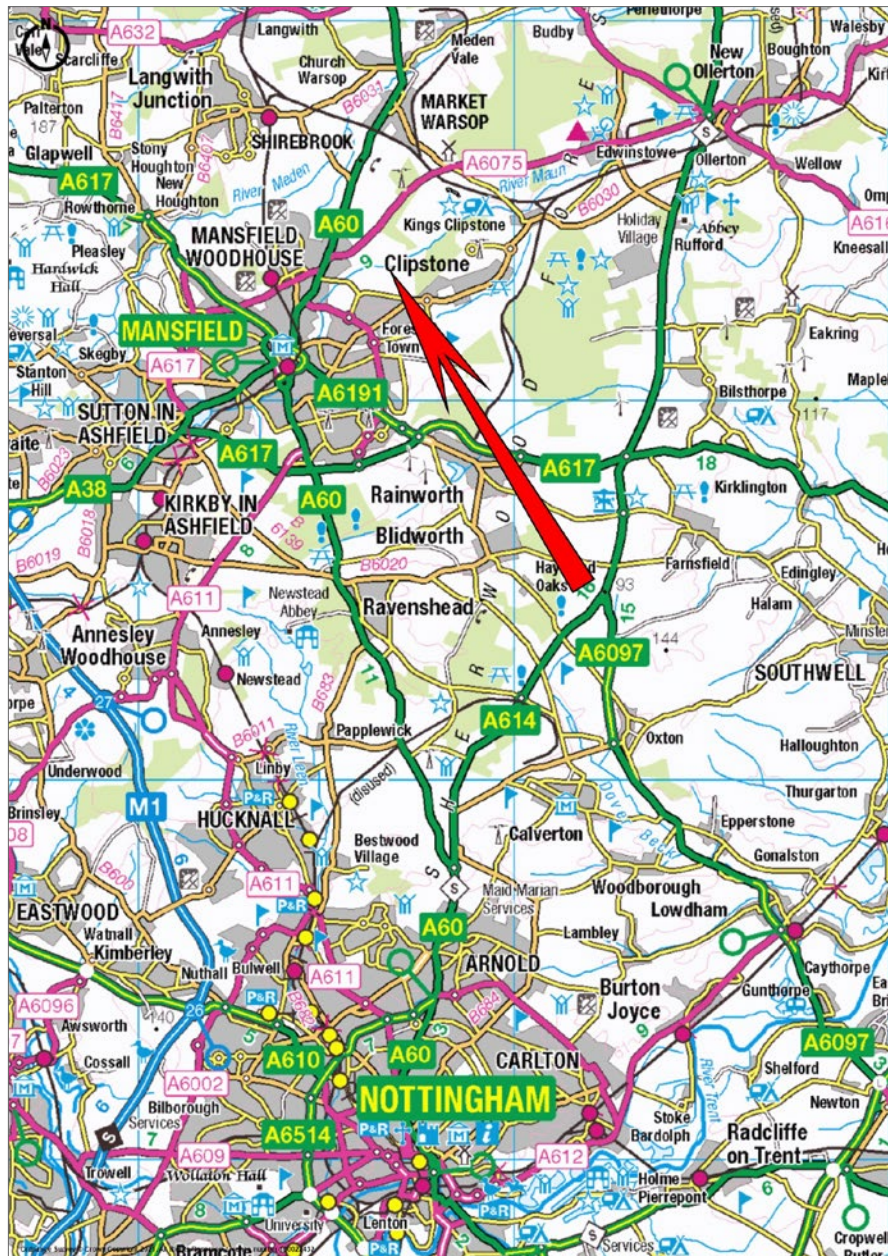


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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VIEWINGS

Viewing are strictly by appointment through the selling agents. Given the potential hazards of a working equestrian yard, viewers should take extra care and precaution with regards to their personal safety when viewing the property.

CONTACT

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Designed and Produced by Savills Marketing: 020 7499 8644 | June 2021