

BANWELL EQUESTRIAN CENTRE

gth

MOOR ROAD, BANWELL





Banwell Equestrian Centre, Moor Road, Banwell, North Somerset, BS29 6ET

 1
  3
  1
  65.2sqm

An exceptionally rare opportunity to purchase this well established equestrian property, positioned on the fringes of Banwell, Nort Somerset.

Freehold Guide Price £399,950

DESCRIPTION & OUTSIDE

BANWELL EQUESTRIAN CENTRE

Set within a total of approximately 4.41 acres, the property comprises two principle elements, being the Equestrian Centre and residence itself, as well as a 2.94 acre parcel of level land.

The Equestrian Centre comprises a residential timber framed and cladded lodge, equipped with a range of equestrian facilities to include; a manège, stable blocks, a range of useful outbuildings and 0.54 acres or thereabouts of pasture land.

To the east of the lodge is a wooden terrace which leads through patio doors into an open plan living area, to include dining and kitchen facilities. Both the living room and kitchen enjoy views out over the manège. The living room/kitchen area creates a contradiction in terms by feeling wonderfully spacious and yet incredibly cosy, with the wood burning stove being at the heart of the room, this is the perfect spot to retire to on a cold winters evening. The kitchen has been well stocked with an array of newly fitted wall, drawer and base units with integrated appliances, including a cooker and hob, whilst benefitting from laminate flooring.

Continuing on from the kitchen/living area there are three bedrooms and a family bathroom. Bedrooms one and two are both comfortable sized double rooms with bedroom three being a comfortable sized single (and is currently being used as an office space), with all rooms enjoying a good level of integrated wardrobe space. The modern family bathroom consists of a panelled bath and shower unit with sink and WC.

The property is perfectly set up for those looking ideally at an established equestrian residence, with everything you could need all on site. Nine stables (situated across two stable blocks) with adjoining tack rooms and kitchenette and several storage and ancillary buildings focus around a central courtyard, with direct access available onto Moor Road to the North. The stabling benefits from concrete flooring with a mains water and electric connection available. Moving further into the site, towards the south east, is a well maintained all weather manège (comprising a sand & rubber mix) with external lighting. Adjoining the manège to the west is approximately 0.54 acres of pasture land used as pony paddocks. This creates an exciting opportunity for those who may look to run a livery business, with your own residence at the heart of the operations.

Building 1:

Measuring approximately 30.41m x 8.57m, comprises an enclosed concrete block and steel apex construction, concrete floor, asbestos sheeted roof, galvanised steel sliding door, with mains water & electric connected. Internally part of the building has been sub-divided to include an office / meeting room, storage areas, kitchen , tack room, with the remaining floor area left open.

Building 2:

Measuring approximately 13.88m x 5.14m and situated adjacent to Building 1, the building has been sub-divided to provide storage areas, WC and washroom facilities, a kitchenette (to include a washing machine point) and further feed rooms.

Stable Block 1:

Provides four self contained stables (5.09m x 3.16m) which comprise of a concrete block construction, concrete floor & apron, under a tin sheeted roof.

Hay Store:

Measuring 5.66m x 18.97m, comprises a steel framed mono-pitched building, with asbestos sheeted sides and roof.

Stable Block 2:

Provides five self contained stables (5.09m x 3.16m) which comprise of a concrete block construction, concrete floor & apron, under a tin sheeted roof.

2.94 ACRES OF LAND OFF MOOR ROAD, BANWELL

Situated approximately 200 metres north-west of the above land, the property benefits from the inclusion of 2.94 acres of level pasture land which benefits from a change of use to Equestrian land, obtained in 2007 (Planning Reference: 07/P/0263/F). The land is bordered by mature hedgerows to all boundaries. The land offers potential to be used for a variety of alternative uses subject to obtaining the necessary statutory consents. The land benefits from natural watering only.

SERVICES & OUTGOINGS

The Equestrian Centre has mains water and electric connected. Private drainage via a septic tank. Gas is connected via a private LPG Calor supply,

The 2.94 acres of land has natural watering only.

BUSINESS RATES: The property is currently assessed by North Somerset Council at £9,800, although no business rates have previously been payable, as the



current owners have obtained a small business exemption.

DRAINAGE RATES: The land is subject to drainage rates payable to the Somerset Drainage Boards Consortium.

DIRECTIONS

What3words: ///mended.digital.catapult

STATUTORY DESIGNATIONS

Both the land and property are situated within a SSSI Impact Risk Zone.

ADDITIONAL INFORMATION

EXTRA LAND: There is an additional 2.51 acres or thereabouts of level pastureland situated approximately 235m south-east of the property, which is available via separate negotiation. Please contact the selling agent for further information.

PLANNING: The Timber Lodge obtained a Certificate of Lawful Use for Existing Development (CLUED) in March 2009, “for the continued residential use of a mobile home solely in conjunction with the use of the equestrian centre”. It is advised that interested parties familiarise themselves with the finer detail of this application (Planning Reference: 09/P/0494/LUE).

This lot obtained a CLUED in March 2009 for “existing equestrian use including livery, riding school, corrals, outdoor riding arena, manège, tack room and office”. Planning Reference: 09/P/0495/LUE.

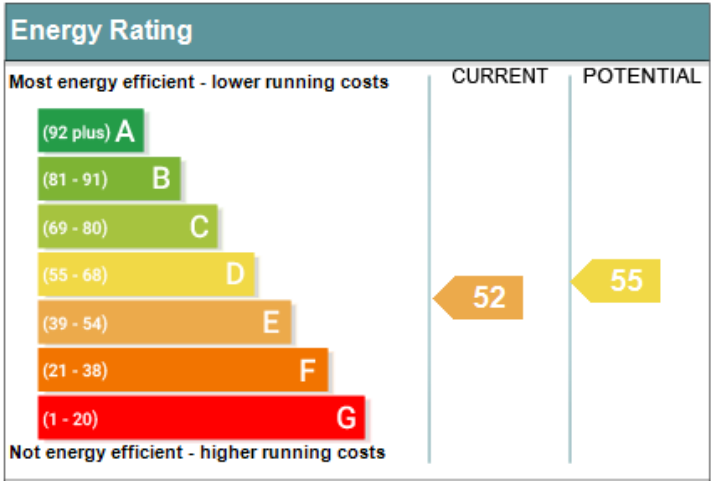
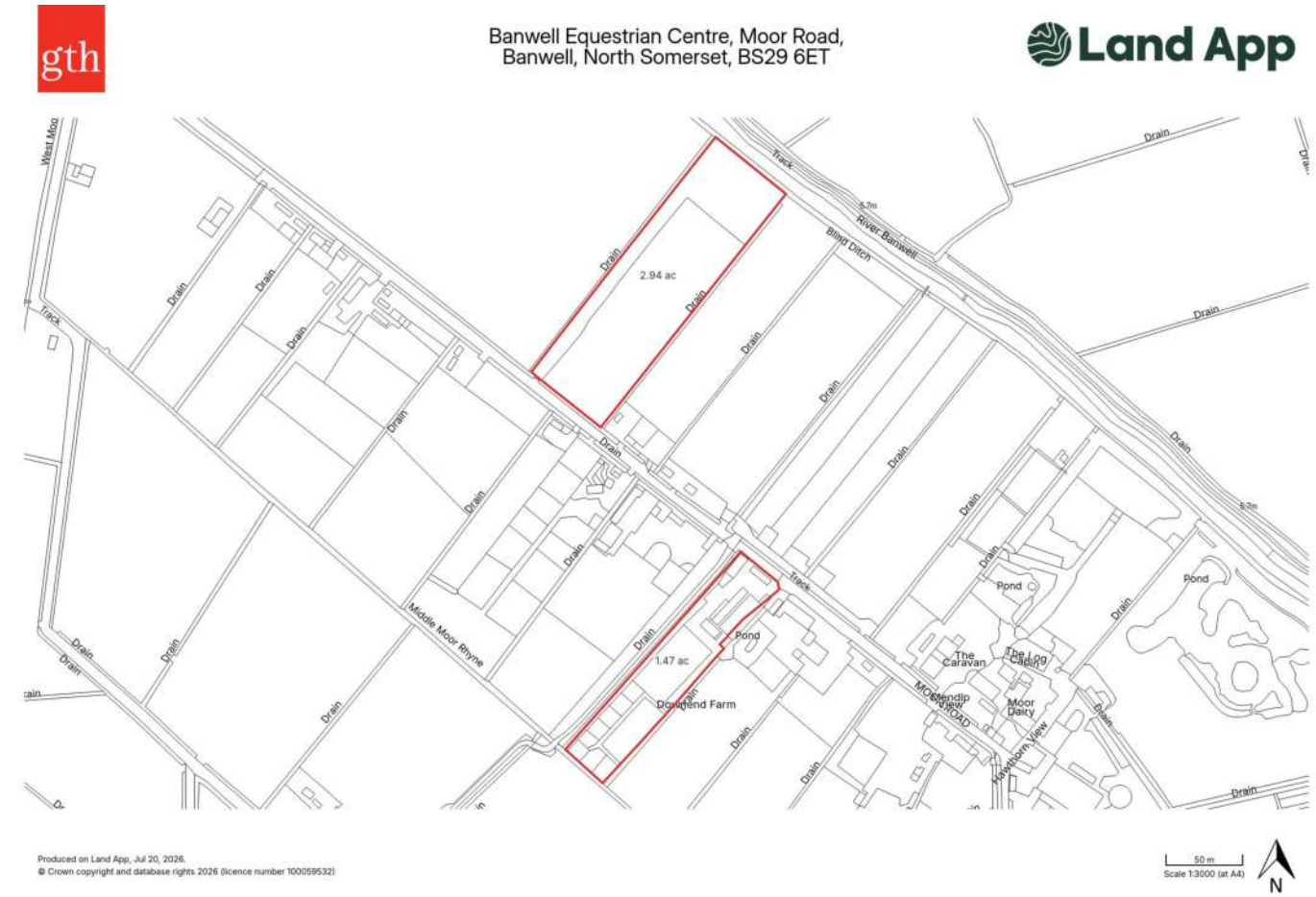
BROADBAND: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps.

MOBILE COVERAGE: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

WAYLEAVES AND EASEMENTS: The property is sold and so far as required by the Vendors will be conveyed subject to all easements, quasi-easements, privileges and advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements affecting the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority or any other statutory body affecting the same

FLOOD RISK: This lot is located within Flood Zone 3 as defined on the Environment Agency’s Flood Map. We have been informed by the sellers that the property has never flooded during their occupation.

2nd Edition Brochure 20th July 2026



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT

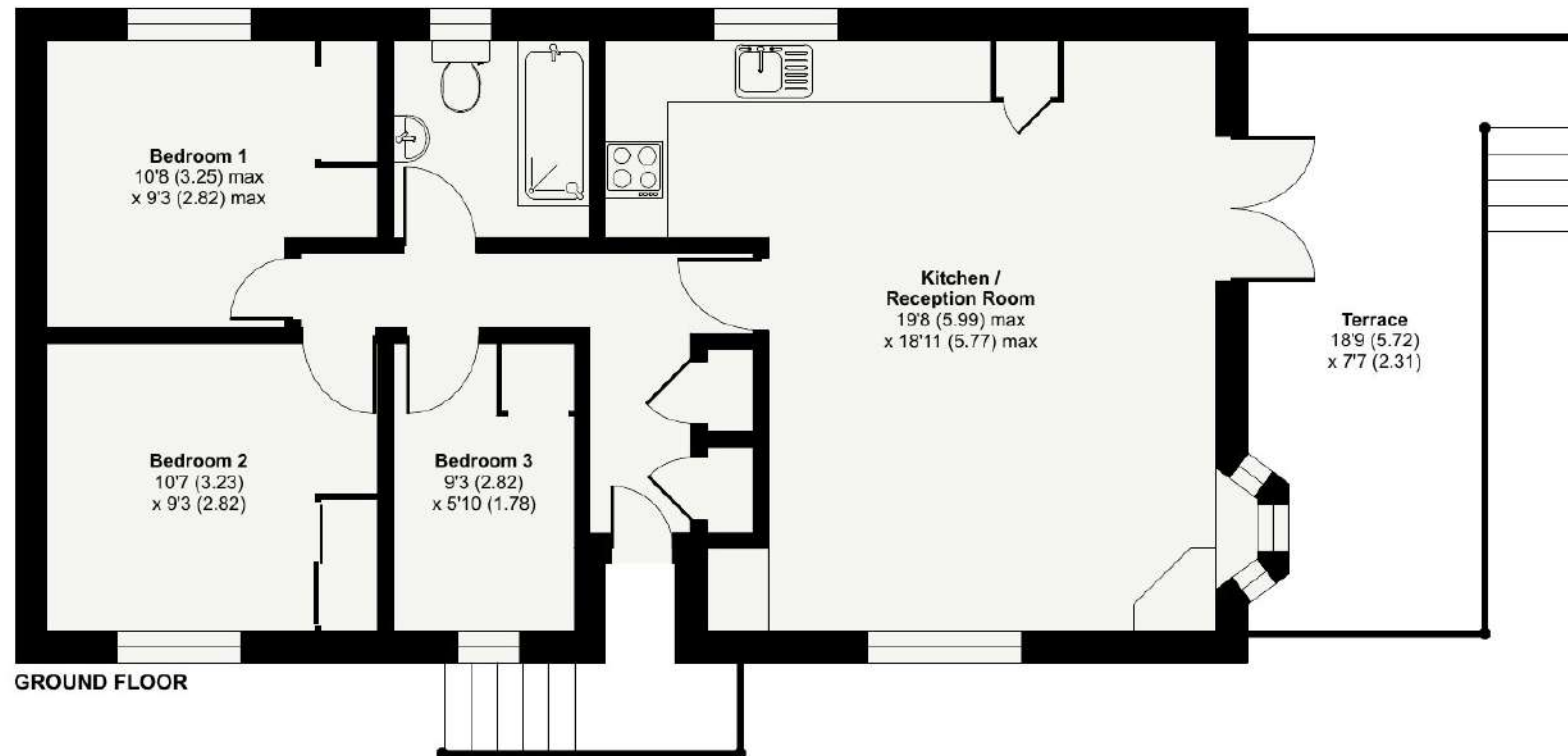
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Moor Road, Banwell, BS29 6ET

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nldhcom 2025. Produced for Greenslade Taylor Hunt. REF: 1297537



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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Location plan

Land App

Produced on Sep 24, 2024
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5 km

Scale 1:254362 (at A4)

