



LAND & BUILDINGS
SUTON LANE WYMONDHAM NR18 9JG

For Sale: Equestrian Facility

DURRANTS
SINCE 1853

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For Sale: Equestrian Facility

Guide Price: £200,000

Key Features

- Rare equestrian opportunity
- Alternative use potential
- 2 acres with pens, buildings and stables
- Two large buildings with stables within
- Pens with field shelters
- Concrete yard
- Located just south of Wymondham
- Established equestrian use



DESCRIPTION

A rare equestrian opportunity comprising a two-acre parcel of land with two stable buildings, concrete yard and network of pens with field shelters. The property has been used over the years by Redwings Horse Sanctuary and benefits from an established equestrian use. The property may be suitable for other uses subject to necessary planning consents.

To the north of the site is the stable yard which comprises two buildings with stables within, concrete yard and handling pens. Building 1 provides up to 6 stables with Building 2 adding a further 7 stables and office/store. There is also a port-a-cabin office with outside wc within the stable yard.

The land to the south of the stable yard is arranged as four pens, each fenced with water drinkers and field shelters.

To the eastern extremity of the site is a 0.31 area of unfenced grassland where the septic tank is located.



LOCATION

The property is located to the south of Wymondham in a rural yet not isolated position.

Wymondham is a picturesque and historic market town with a strong sense of community and a reputation as one of the county's most desirable places to live. At its heart lies the magnificent Wymondham Abbey, an iconic 12th century landmark with beautiful surroundings and a rich ecclesiastical history that gives the town much of its charm. The town has a railway station with direct connections to Norwich, Cambridge, and London. The A11 is also easily accessible, making road travel across the region convenient.

SERVICES

The property is connected to mains electricity. Water is via a bore hole. Foul drainage is discharged into a septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



ACCOMMODATION

	sq m	sq ft
Building 1	137	1472
Building 2	195	2103
Total	332	3575

LAND REGISTRY

The property is registered freehold under title number: NK283066.

The land is subject to a right of way in favour of a neighbouring landowner. This right of way is as shown on the indicative site plan hatched green. Further details upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.



VAT

VAT is not applicable.

LOCAL AUTHORITY

South Norfolk Council

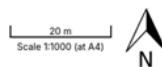
RATEABLE VALUE

The property is not current rated for Business Rates.

DIRECTIONS

From Wymondham head out of the town southwards on London Road. At the Wymondham Business Park roundabout take the first left and follow the road for a further mile where the property will be found on the left-hand side.





VIEWING

Strictly by arrangement with the agents.

CONTACT US

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IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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