



Middlemoor Equestrian, Woolavington

£220,000 Freehold

COOPER  
AND  
TANNER

# Middlemoor Equestrian

## Woolavington

### TA7 8DN

 10.68 acres  12 stables

## £220,000 Freehold

### Description

Middlemoor Equestrian is a well appointed and thought out yard that offers a great deal of versatility to suit a variety of disciplines and needs.

The main stable block is arranged in a U-shape with a large concrete yard in the centre and comprises eight boxes, a larger corner foaling box, corner wash down box (which could very easily be turned back into an additional stable) and a tack room. Consent has been granted to allow a further shelter to be added onto the end of the stables which could be used as an extra stable or for storage. Behind the main yard are four further stables, two of which have slip rails to the front and open into an enclosed turnout area, perfect for those needing restricted grazing. There is also a second tack room. In addition to the stables there is a hay store and dog kennel.

The school, which measures 25m x 50m, is conveniently located close to the stables with a gate leading directly from the yard. It is entirely enclosed by wooden post and rail fencing and has a silica sand and fibre surface.

To the side of the stable yard is a large parking area with ample parking and turning space for several vehicles. Alternatively this area could be used for open storage or as a useful turn out

patch. A static caravan to the side of the parking area offers a great place to sit in the dry and provides welfare facilities including an office, changing room, sitting area and first aid room.

### The land

The land is entirely level in aspect and is enclosed by mature hedges and fencing and good well maintained ditches which are maintained by the drainage board. This could easily be adapted and altered to suit many grazing arrangements. A good hardcore track leads from the stable yard to the far end of the property giving straight forward access to the paddocks.

### Location

Middlemoor Equestrian enjoys a very private setting with riding out from the yard can be done via Reed's Drive to the south which leads into Woolavington village and opens up to a network of lanes and some bridleways. The yard's location is superb when it comes to the choice of facilities and venues close by. Stretcholt and King Sedgemoor Equestrian Centres are the closest being around 20 minutes away, Badgworth Arena is just over ½ an hour away as is Stockland Lovell (training facility). The Quantock Hills and the beach at Brean and Berrow (riding permitted all year round) are also close by.



Training is available locally through the Quantock Riding Club and the Quantock Pony Club.

### Rights of way

There is a single public footpath that crosses the corner of the land as shown by the broken green line on the location plan.

**Local Council:** Sedgmoor District Council

**Drainage Rates:** £16 per year

**Planning:** Planning consent was granted in June 2021 for use of the yard as a private yard with the benefit of access from Reeds Drive to the south. (Planning reference: 54/21/00005)

**Services:** Electricity is provided by a petrol generator although there may be the opportunity to connect into the mains supply which crosses the land. There is no mains water connected to the property and potential purchasers must rely on their own enquiries with regard to connecting into any services.





COOPER  
AND  
TANNER

FROME OFFICE  
telephone 01373 455060  
6 The Bridge, Frome, Somerset BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

