



Twyford Mill Equestrian

| Twyford, Buckingham

| **Carter Jonas**

Twyford Mill Equestrian Twyford Buckingham MK18 4HA

Well established and located equestrian unit with excellent facilities.

Twyford Mill Equestrian provides an excellent opportunity to purchase a well established and located equestrian property.

Comprising 28 external stables and 20 internal stables there is a 20 x 40 indoor area with viewing gallery, a 40 x 60 outdoor arena with extant consent for an adjacent clubhouse and viewing gallery.

A 2 bedroom lodge is located on site together with portacabin offices, 6 furlong circular all weather gallops and extensive railed pasture.

In all extending to 61.36 acres (24.83 ha)

For sale by private treaty as a whole.



Location

The property is located just north west of the village of Twyford between Bicester (4 miles) and Milton Keynes (12 miles).

The A41 and A421 are close by providing access to London and the wider motorway network. Mainline train services to London Marylebone are from Bicester North Station (approx 50 mins).

Amenities

The village of Twyford offers varied amenities including a public house and primary school. A larger range of amenities are offered by the nearby town of Bicester.

Residential Accommodation

A mobile wooden lodge is included with the property. It comprises two bedrooms, one with an ensuite, an open plan living room and kitchen, with a dining area, a utility room and a family bathroom and extends to around 719 sq ft.



Buildings

The property benefits from an excellent range of purpose built and developed equestrian buildings including 28 external wooden stables, 20 internal concrete block and partition stables, outdoor 40 x 60 outdoor arena, turnout sand paddocks and a 20 x 40 indoor arena with wax sand surface and mirrors.

The property also has an under cover equine pool, heat lamp area, tack rooms, washroom offices / breakout areas.



Land

The land extends to about 55 acres (22.25 ha) and is comprised of level pasture in a series of railed and fenced paddocks.

Set within parcel 7245 on the westerly boundary is a six-furlong circular all weather gallop.

The land is classified as Grade 4, and is further classified as being slowly permeable, seasonally wet, slightly acid but with base rich loamy and clayey soils.







Method of Sale

For sale by private treaty as a whole.

Tenure & Possession

The freehold title is offered with the benefit of vacant possession.

Planning

The site has all relevant planning permissions in place for the existing uses and development. A Pre App has been submitted reference redeveloping the lodge into a 3 bedroom house of standard, brick construction. Further details on request.

Services

The property has mains water and electricity supplies. For broadband and mobile connectivity please make your own enquiries and refer to <https://checker.ofcom.org.uk/>

Wayleaves Easements & Rights of Way

The Property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not. NB: There is a bridleway on the northerly boundary leading from the access road heading west.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as they are owned..

EPC Ratings

Lodge: EPC E

Local Authorities

Buckinghamshire Council
<https://www.buckinghamshire.gov.uk>

Viewings

Viewings are strictly by appointment with the selling agent.



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