



The Grange Equestrian Centre  
Okehampton, Devon

For the finer things in property.



BNP PARIBAS GROUP 



# The Grange Equestrian Centre, Northlew Road, Okehampton, Devon EX20 3DA

A rare and exciting opportunity to acquire an outstanding equestrian competition centre with excellent earning capacity.

Stunning views of Dartmoor National Park.

Reputed to have the largest indoor competition arena in the South West.

Okehampton 3 miles, Dartmoor National Park  
4 miles, A30 4 miles, Exeter & M5 motorway  
29 miles

Large family farmhouse  
Two bedroom annexe plus one bedroom flat  
60m x 25m indoor arena with terraced seating  
Adjoining 35m x 35m indoor arena  
2 x outdoor arenas  
50 stable capacity  
Further equestrian facilities  
Office/reception  
Cafe & kitchen  
Shower & toilet block  
Extensive parking  
Fenced paddocks & grazing

About 38.43 acres (15.55 ha) in total

For sale as a whole

Highly profitable turnkey business available by separate negotiation. Extensive bookings, an excellent reputation and affiliations to national organisations including British Dressage and British Showjumping.

[www.grangeequestrian.com](http://www.grangeequestrian.com)

## Situation

The Grange is situated in a peaceful location, with far reaching views across surrounding countryside & to Dartmoor National Park yet only 3 miles outside of Okehampton. Okehampton has an excellent range of amenities including a Waitrose supermarket, train station, doctor's surgery, police station and dentist, a weekly farmers' market and a range of independent cafés, restaurants and pubs. There is schooling from infant to A-Level standard and numerous sports and leisure facilities including cinema, leisure centre and swimming pool. The A30 dual carriageway is very easily accessible for all size vehicles, providing a direct link west into Cornwall or east to the University City of Exeter where there are mainline rail and international air connections and the M5 motorway.

## Sporting and Recreation

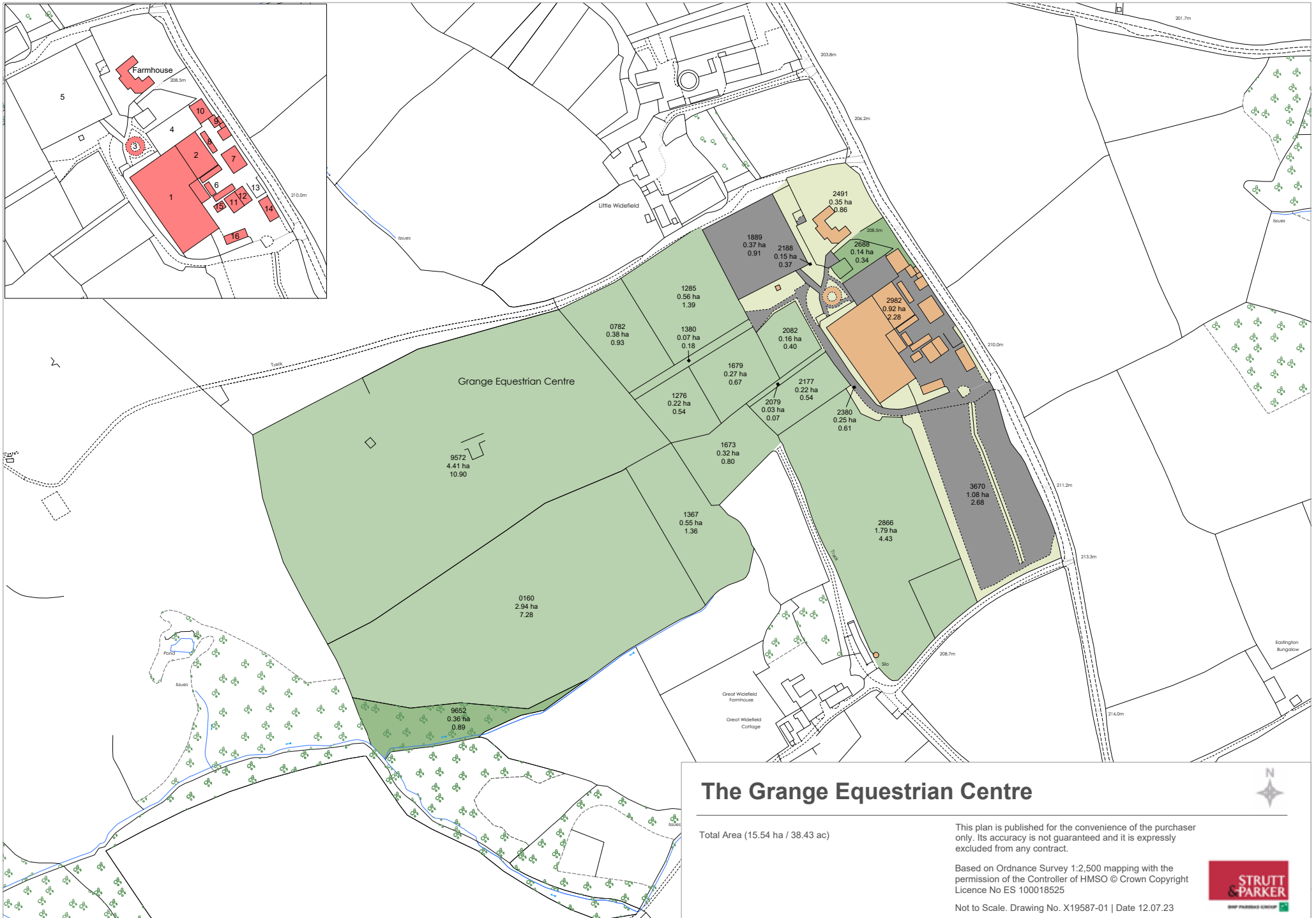
Dartmoor National Park, 4 miles to the south of The Grange, provides excellent facilities for riding, walking, fishing and many other outdoor pursuits. The North & South Devon coastlines are both easily accessible and provide superb opportunities for recreation, surfing and walking along the dramatic South West coastal footpath. There is also an 18-hole golf course at Okehampton.

## The Property

The Grange Equestrian Centre is a nationally renowned and highly successful competition venue that riders across the UK and internationally have visited to spectate and compete.

Understood to have the largest indoor competition arena in the South West, The Grange offers unrivalled facilities in a friendly and professional environment and a stunning location. The sale, arising due to planned retirement by the current owner, offers the rare opportunity to build upon an excellent existing business or to create a superb range of private facilities.





## The Grange Equestrian Centre

Total Area (15.54 ha / 38.43 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. X19587-01 | Date 12.07.23





## The Grange Farmhouse

A large family home in a perfect location, approached over a short gravelled driveway through imposing gates. The house was built in about 1982 and has been sensitively extended to make a substantial sized property. It is the perfect country home for a family, providing enough separation from the yard to be private while being close on hand for management of animals and the yard.

The accommodation briefly comprises a very good size family kitchen/breakfast room with views over the garden and the outdoor arena, plus a large drawing room with a wood burning stove, a dining room/study, a conservatory and various utility rooms. On the first floor is the principal bedroom with en-suite bathroom, three further bedrooms and the family bathroom, which all enjoy excellent views.

## The Annexe

Adjoining the house is a self-contained two storey annexe, comprising kitchen/dining room (with access to garden/terrace), a large and bright sitting room, two large bedrooms (one en-suite) and a bathroom. It can be accessed via a separate door on the eastern elevation, or connected with the main house internally, offering superb flexibility.

## The Flat

Adjoining the house on the opposite side is a self-contained one bedroom flat comprising separate entrance hall, living room, bedroom and shower room with an interconnecting door to the utility room of the main house. There could be potential to extend or raise the roof to allow for additional accommodation (subject to planning).

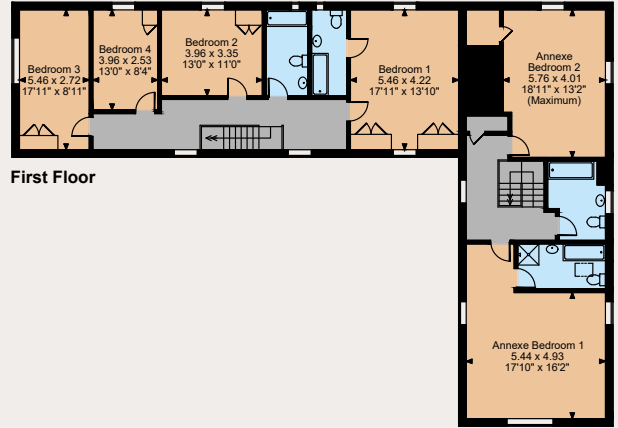
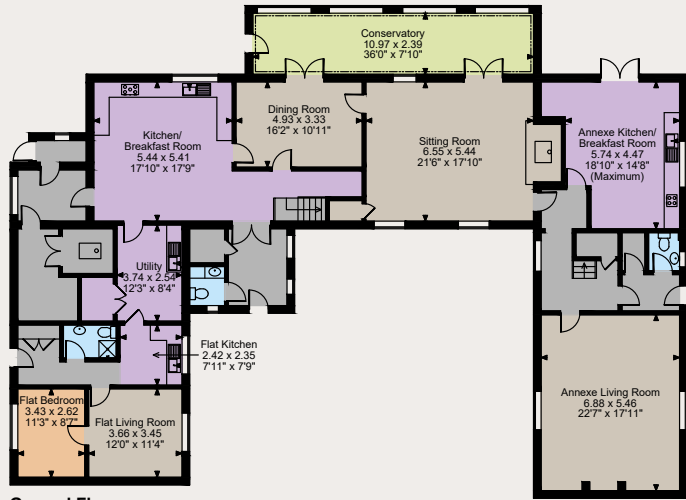
## Gardens and Grounds

The house has a rear garden with lawn and patio, enjoying views over the outdoor arena and the valley beyond, across miles of open countryside and clear sky. From here, the paddocks and the equestrian facilities can be easily monitored, accessed and managed but being set away to the side also allows for a degree of separation and privacy. There is a separate lawn and patio for the annexe, allowing occupiers their own outside space and privacy.





Floorplans  
 House internal area 5,264 sq ft (489 sq m)  
 For identification purposes only.



--- Denotes restricted head height



## The Equestrian Centre

The site of the equestrian centre is located away from the house and is accessed separately off Northlew Road into a large car park and turning area, which can accommodate over 500 cars. There is a timber office building (previously a shop) next to the car park, leading in turn to the impressive main indoor arena, plus the toilet & shower block, stables and other buildings. There are around 50 permanent stables and a range of ancillary barns providing space for machinery, hay, tack and manure handling. The 60m x 25m indoor arena is the jewel in the crown and provides unrivalled indoor space for equestrian competitions in the South West. With recently upgraded lighting and sound, and surrounded by terraced seating for 500 spectators plus additional viewing space within two glazed rooms (a café plus a lecture room) and elevated judges box, the arena is supremely designed and equipped for a range of events. The main arena surface was replaced in 2018 with a Williams & Williams sand & fibre surface and has been well maintained since. This surface provides exceptionally secure footing and alleviates jarring of horses joints. Combined with regular irrigation, this surface ensures optimum stability and performance. Feedback from riders has been excellent.

There is extensive storage for jumps and other items under the terraced seating. The lighting and PA system was upgraded in 2022 including a Caribbean roof light effect in the cafe. A commercial CCTV system has been installed at the property including 14 Viper Turret & Viper Bullet cameras and a Viper 32 Channel Digital Video Recorder with 4TB of storage. A large indoor warm up arena is excellently located and interconnects with the main arena, and large sliding doors provide access to the rear, the paddocks and the horse walker as well as to stables on the opposite side. There is the potential for this building and arena to be extended to an equal or similar size to the main arena, which would then provide two of the largest indoor competition arenas in the South West.

With reference to the inset plan overleaf, the buildings and facilities are summarised as follows:

### Building (1) – Indoor arena

60m x 25m (198' x 82'6") arena with a Williams & Williams surface with a fibre sand and rubber base, fixed terraced seating for 500 spectators, reception area, sponsors' viewing box and judge's box. Restaurant with glazed viewing seating 50 and kitchen facilities for serving hot food.

### Building (2) – Indoor arena

35m x 35m (115' x 115') fibre sand and rubber base surface, building of similar construction as the main arena, and with access to main arena and to outside. This building adjoins the main arena and works well as a warm-up arena. With some alterations to other buildings it could be extended to be a similar size to the main arena.

### Building (3) – Horse walker

To the north of the main indoor arena is a Claydon 6-horse covered automatic horse walker, constructed of galvanised steel with rubber floor and rubber lined walls.

### Area (4) – Outdoor arena

40m x 20m (132' x 66') Sand and rubber base, post and rail fenced.

### Area (5) – Outdoor arena

60m x 60m (196' x 196') Sand and rubber base, post and rail fenced.

### Building (6) – Stables

A courtyard of buildings, principally constructed from concrete blocks with rendered elevations, concrete floor and steel frame roofs. Provides 13 stables.

### Building (7) – Stables

15.24m x 9.14m (50' x 30') plus lean-to. Constructed from concrete blocks with rendered elevations under a steel frame roof with concrete floor, Central passageway provides access to 10 stables (capacity for 14). The lean-to provides an additional 4 stables along the rear.





### **Building (8) – Stables**

18.00m x 4.06m (60' x 30') A further 9 stables, all constructed of concrete blocks with concrete floor, timber boarded sides under a steel frame roof with timber overhang.

### **Building (9) – Tack room**

8.53m x 8.53m (28' x 28') Steel frame building with metal sheet cladding & fibre cement sheet roof. Secure storage for tack with stairs to further storage above.

### **Building (10) – American barn**

15.75m x 11.47m (51' x 37') A portal frame barn with corrugated metal sheeting to sides externally, timber side panelling internally, under a fibre cement sheet roof with skylight panels and mains powered strip lighting. Sliding door entrance on front and rear (with access to The Grange Farmhouse at the rear). A concrete floor and with 10 Monarch style stables and a wide central passage. The current owners have de-partitioned stables to create significant stables for their private horses, but these could be repartitioned to increase stable numbers.

### **Building (11) – Workshop**

13.72m x 10.97m (45' x 36') An enclosed steel portal frame barn, clad in green metal sheeting and with large sliding door to the front and a concrete floor.

### **Building (12) – Hay/straw/feed store**

15.24m x 6.4m (50' x 21') Constructed from steel portal frame with timber side boarding (internally) and a fibre cement sheet roof with a concrete floor. Currently divided into two sections, one a large hay/straw store and the other section a feed room.

### **Building (13) – Muck store**

13.72m x 8.53m (45' x 28') Concrete walls, concrete floor.

### **Building (14) – Stables**

A range of temporary stables under a semi-permanent pitched roof, clad with galvanised metal sheeting.

### **Building (15) – Toilet block**

Built from concrete with rendered elevations under a steel portal frame roof with overhang, currently divided into a male toilet with two low level WC's, two wash hand basins, three urinals and an electric shower cubicle. Female toilet comprising four low level WC's and three wash hand basins. One unisex disabled toilet. One unisex shower.

### **Building (16) – Office**

A single storey timber lodge at the entrance to the site. Sub-divided into two rooms internally each with separate access. Currently used as an office and storage room and had previously been 'The Saddlery' – a shop selling tack and equipment. Given its prime location at the entrance to the site this building provides a number of potential uses.

### **The land**

There is a series of railed paddocks leading out from the equestrian centre & farmhouse along gently sloping ground and down to the valley to the west. The lower ground provides natural shelter whereas the smaller paddocks on the higher ground are closer to the house & buildings and are accessed via wide paths for easy management of horses.

The ground is described by the Cranfield Soil & Agrifood Institute Soilscales series as a 'freely draining slightly acid loamy soil' with a 'long grazing season'.

A small area at the end of the car park has been fenced off for occasional third party rentals including agility classes.

In all the grazing land extends to about 30 acres (12.14 ha) plus a field corner of woodland and stream extending to about 0.89 acres (0.36 ha).

### **The business**

Available by separate negotiation is the opportunity to step into the shoes of an existing successful and highly profitable business, and to build upon it to take it to the next level.

The current business operates chiefly as a private hire facility and is included in national tours and showcases by international equestrian A listers. The current owners focus on winter business but every weekend throughout the year has applications for bookings and there is an excellent set of repeat clients with bookings extending to 2025.

The 60m x 25m indoor arena is unrivalled in the South West, with the next nearest indoor facility of equal or larger size understood to be at Hartpury (Gloucestershire). The Grange is located within around 3 miles of the A30 dual carriageway and so the venue is eminently accessible and attracts competitors and spectators from across the UK. Costs are low and turnover high with options available to increase turnover further including using the on-site cafe for sales of hot and cold food and drink and/or the potential for livery at the yard.



## General

**Method of sale:** The Grange Equestrian Centre is offered for sale as a whole by private treaty. The business is available by separate negotiation.

**Guide price:** £2,750,000

**Tenure:** The property is sold freehold with vacant possession on completion.

**EPC rating:** Band D

**Council tax:** Band E

**Business rates:** The Property is sub-divided for business rates purposes to match the business operations currently undertaken at the property. The total annual outgoings for 2022 were £14,523. We understand that following an adjustment for transitional relief & small business relief the revised amount payable in 2023/24 is £5,600. Interested parties are advised to take advice on business rates reliefs available for their own proposed uses.

### Services:

House: Mains electricity, private water from borehole supply, private drainage. Oil fired central heating.

The Equestrian Centre: also connected to the private borehole water supply and irrigation system. Mains electricity with a back-up Dale 110kva generator with electronic changeover, which serves the whole of the property.

**Drainage:** We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

### Wayleaves, easements and rights of way:

The property is being sold subject to and with 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 quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**Covenants and/or restrictions:** There are restrictions/covenants listed on the Land Registry Title deeds, details of which will be made available by the vendor's solicitors on request.

**Planning:** There is a S.106 agreement dating from 1993 restricting new development to a defined area around the equestrian centre. This has not prevented subsequent planning applications from being approved within the local planning guidance, which supports equestrian development. Further details are available from the vendor's agent.

**VAT:** Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

**Local authority:** West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ. Tel: 01822 813600



**Health and safety:** Given the potential hazards of an equestrian property, including livestock and vehicles, we ask you to be as vigilant as possible when making your inspection with Strutt & Parker, for your own personal safety.

**Sporting, timber and mineral rights:** All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

**Fixtures and fittings:** All fixtures, fittings and equipment, unless specifically referred to in this brochure, are excluded from the sale. These may be available to the purchaser by separate negotiation. The timber building in the yard (between Buildings 8 & 9) is excluded from the sale.

**Viewing:** Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Exeter 01392 215 631.

## Exeter Estates & Farms Agency

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## National Estates & Farms Agency

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