



Stubley Hollow Farm  
Dronfield, Nr Sheffield





# Stubley Hollow Farm

Stubley Hollow, Dronfield,  
Nr Sheffield, S18 1PP.

A well-established & superbly equipped  
Equestrian Centre / Farm in NE Derbyshire.

- Delightful semi-rural and accessible location.
- Well-appointed 4 Bed Farmhouse, 3 self-contained flats.
- Extensive Outbuildings and excellent Equestrian facilities inc:
  - 43 Stables, Tack & Feed Rooms, Staff Canteen / Kitchen, Wash Box, General Stores, Client and Staff WC's.
  - Indoor Arena, with collecting / lunge ring, outdoor approx. 60m x 30 m Manège, Horse Walker. All floodlit.
  - Spacious hardstanding Lorry Park for events, electric gated entrance driveway.
- Mobile Home, Offices, Garages, CCTV.
- Well designed residential and commercial property split.
- Established income stream with tremendous scope for a diverse range of uses subject to PP.
- In all about 40 acres.

Dronfield 1m | Sheffield 6m | Chesterfield 8m |  
Derby 36m | Manchester 41m



## Situation

Stubley Hollow Farm enjoys an enviable location having a semi-rural setting within Dronfield, North East Derbyshire, and a few miles to the south of Sheffield yet with close proximity to the Peak District National Park. The property is accessed through electric entrance gates with driveway to the accommodation set back from the road & offers some superb views from its elevated location. It is well served by an abundance of local amenities & shopping facilities being centrally positioned to surrounding commercial centres of Sheffield & Chesterfield, plus being only a short drive from the M1 Motorway network.

## Description

Stubley Hollow Farm is a well-established & superbly equipped equestrian centre in the north east of Derbyshire. The vendor has a longstanding client base and an established diverse income stream. It should also be noted that there is tremendous scope to explore a variety of other business opportunities subject to relevant planning consents.

Currently the principle business at Stubley Hollow Farm is the Equestrian Centre / Livery Yard, other income is or has been derived from residential lettings, offices, storage, caravan / lorry / trailer parking, facilities hire & events. Management accounts are available on request.

The accommodation in brief comprises:

### Stubley Hollow Farmhouse

A detached period farmhouse with commanding views from its elevated position to the front, a wealth of period features but modernised to suit modern open plan family living. The house has gardens to side and front with a patio area, a chicken run, enclosed residential courtyard to the rear, ancillary brick built store sheds, adjacent detached office building housing the CCTV.

At ground floor, back door entrance via the rear Porch

through to an open plan Kitchen / Dining Room with flag stone flooring, dual aspect windows, base and wall units, central island, electric oven, stove, exposed ceiling timbers, doors off to WC and shower room. Double doors lead through to a spacious Lounge with a feature inglenook housing the oil fired stove, twin French doors to front gardens / patio, exposed ceiling timbers.

Access to the spacious front porch and door to front Patio / Garden.

At first floor level there is a Minstrel's Galleried Landing, four Bedrooms and a family Bathroom.

There is a dry Cellar, accessed from the Kitchen, providing useful additional storage space.

### Grooms Accommodation

There are 3 first floor self-contained flats, all are set up as one Bed flats with Kitchen, Living & Shower Rooms. These provide staff accommodation or a residential rental income.

### Static Caravan

**2 Bedroom, Bathroom, Lounge Kitchen.**

**Equestrian Facilities / Outbuildings (see site plan)**

**The yard is currently run as a livery yard with a mix of DIY liveries, part & full liveries.**





## Summary of the equestrian facilities and outbuildings

- 43 / 45 Stables, within multiple yards.
- **Multiple Tack and Feed Rooms, Farrier's Bay.**
- Wash Box – hot & cold water + Solarium
- Staff Canteen / Kitchen, Yard WC's / **Shower**, general Stores.
- Indoor School (approx. 39m x 18m), combi ride surface, floodlit, sprinkler system, Judges box, PA system.
- Adjacent Viewing area/ Social Room with Kitchen & Office.
- Linked outdoor Collecting / Lunge Ring, woodchip surface, floodlit.
- Outdoor Arena (approx. 60m x 30m), silica sand and rubber surface, floodlit, Judges box/ PA system.
- 5 horse Claydon Horse Walker, floodlit.
- Spacious hardstanding Lorry / Vehicle Park
- General purpose storage / agricultural barns.

## Land

In all about 40 acres; currently divided into 10 permanent pasture paddocks, with post & rail, plain wire & mains electric fencing. All paddocks have automatic water drinkers & there are some cross country jumps around the land.

Furthermore, there are extensive yard hardstanding areas for event activities, the vendor reports parking for up to 35/40 Lorries / Trailers.

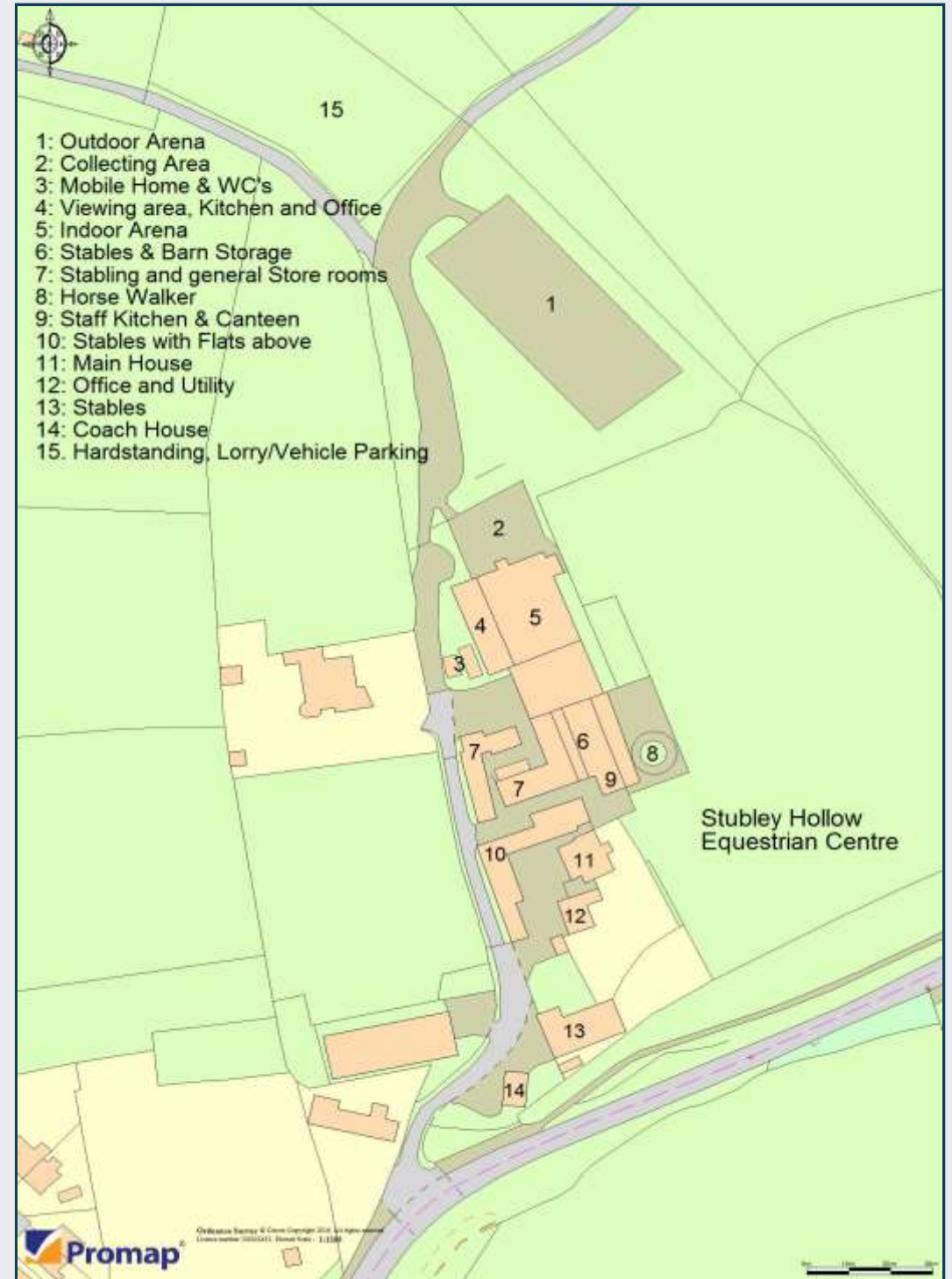
**Site Plan Reference Numbers (Listing full site plan and names of buildings)**

## Tenure

We are advised that the property is freehold







## Services

Farmhouse: Mains electric, water, drainage & gas CH. Oil stove to Lounge.

Courtyard Flats: Mains electric, water, oil CH, Static Caravan, client WC's, viewing area/ kitchen & office: Mains electric, water, private drainage via septic tank.  
CCTV surveillance

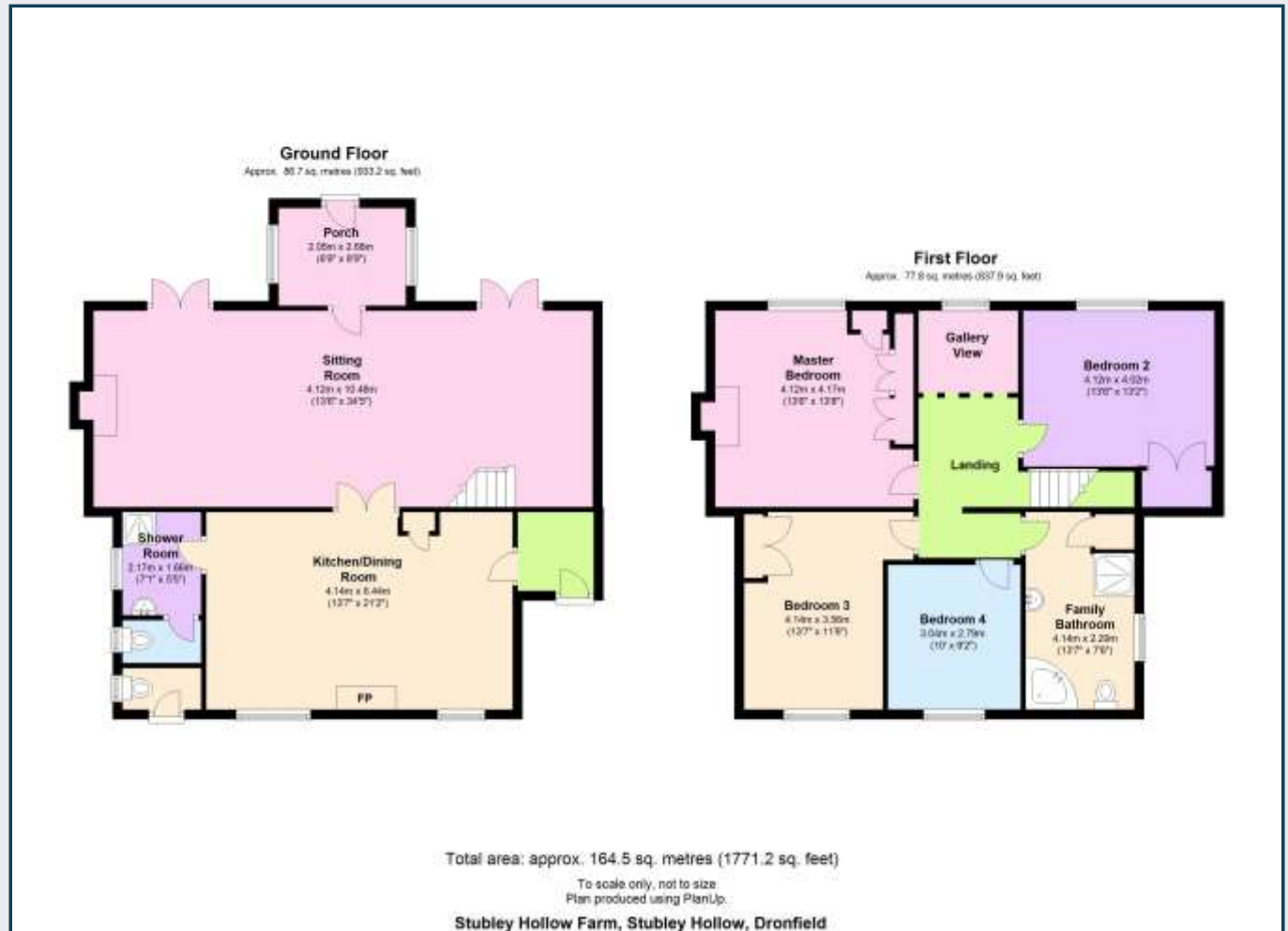
## Local Authority

North East Derbyshire District Council 01246 217 114

## Council Tax

Farmhouse: Band G. Bedsits: Band A. Static Caravan: Band A.

Rates payable: 2016/17 - £6,170 per annum  
EPC – Farmhouse F (Potential B)



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