



The Conery Stables And Barn, Conery Lane, Bronington, Whitchurch, Shropshire, SY13 3EZ

- First class Equestrian Property / Competition Yard
- PP to convert existing Garage to 3 Bedroom detached dwelling house (GIA 1,074sf).
- Proposed plans for 3 double bedrooms & family Bathroom.
- First Class Eq. Facilities inc. up to 28 stables
- Foaling Boxes, Tack & Feed Rooms, Wash Bay, Solarium, CCTV.
- Hay Barn, Young Stock Pens.
- 60m x 30m Prowax Andrew Bowen Manege (as used at 2012 Olympics)
- Covered Horse Walker, Grass Jumping Area with Derby Bank.
- Sand Lunge Pen.
- 8 acres, 9 flat P & R fenced Paddocks + 1 Stallion Paddock.
- Spacious, well planned layout with ample Horse Box parking / turning space.



£450,000

To arrange a viewing please contact [t. 01743 491979](tel:01743 491979) [f. 01743 709967](tel:01743 709967)
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Location/Situation The Conery is set in delightful & quiet rural area & can boast delightful rural views, yet it has good accessibility being approximately ½ m off the A495 at Bronington, down a country lane. Located about four miles outside the market town of Whitchurch which provides a wide range of excellent amenities including restaurants, shops, schools, churches and supermarkets.

The major centres of Shrewsbury, Chester and Stoke-on-Trent are within easy reach, with the A41, A495 and A49 close by providing good communication links and the M6 motorway (Junction 16) just beyond Nantwich via the new Barthomley-Hough link. Intercity trains run to London from Crewe Station (19 miles). Locally, Hanmer and Penley both enjoy excellent well reputed junior and secondary schools. Also within the area are Ellesmere College, the Shrewsbury School and High

Distances: Whitchurch 4m
Chester 22m Shrewsbury 23m
Birmingham 58m Manchester 52m

Description The Conery Garage is a detached brick built building, with concrete floor under a pitched slate roof, with a range of existing timber framed windows & dual garage door openings. There is also a lean to extension to the rear. The vendor reports that the building has had a damp proof course & a new roof; furthermore there are some exceptional exposed ceiling beams and timbers that will make a particularly nice feature within a vaulted ceiling. It is proposed to offer a nice

garden area within the property demise & there will be ample parking space provided.

The property Originally a double Garage, is now only used for storage. The planning position for the Garage is that it has planning permission for conversion to a residential unit, received as part of a planning application granted in 1999 no. CB3602; however this needs to be formalised by way of an application for a none material amendment following the grant of planning permission. The vendors have drawn up plans for its conversion to a three Bedroom dwelling house, with Garden area. The plans and scaled architects drawing are all available from the agents and copies of which are shown within this brochure. The Garage at The Conery will form part of a proposed courtyard development of 4 additional residential barn conversions (which are still subject to planning permission). The planned accommodation will include: (See plans)

3 double Bedrooms
Family Bathroom
Kitchen
Entrance Hall
Feature open plan Living Room with exposed timbers / beams & vaulted ceiling.
Store
Spiral Staircase to first floor mezzanine floor Study area.
Gross Internal Area: 99.4sq.m (1070 sq.ft.)
Existing Accommodation: (GIA 71.76sq.m - see plans)
Open plan double Garage (11.5m x 5.2m).
Rear Lean to Store (5.2m x 2.3m)

Planning Permission: Number: CB03602 planning was commenced and secured for use as a Residential Dwellings in perpetuity as inspected by Wrexham County Council Building Control in 1999. The property has planning permission but we are informed it needs to be formalised by way of an application for a non-material amendment following grant of planning permission

Stable Yard, Equestrian Facilities & Outbuildings The Stable Yard, Equestrian Facilities & Outbuildings have benefitted from the vendors meticulous planning and investment to provide a spacious, well laid out & highly successful competition yard.

Stable Yard A U shaped Stable Block with some 23 loose boxes (approx 3.45m x 3.4m), including 2 larger corner Foaling Boxes (3.5m x 4.7m) & a Tack Room. The stables are built of timber construction on a concrete base, under a pitched roof with canopy & there are various taps, drains, lighting, hooks around the yard; a concrete walkway surrounds a central raised garden feature with Mounting Block to one end, all aiding usability.

Manege A particular feature of this property is the recently installed, top of the range Andrew Collins Prowax 60m x 30m Manege, having a timber Hut viewing area / storage shed & a grass jumping area with mini Derby Bank & Sand Lunge Pen off.

Horse Walker Five Horse covered Monarch Horse Walker, electric,



concrete flooring.

Detached Storage Building

(14.5m x 7.28m) of timber construction, with pitched roof, concrete flooring & currently having a large loose box to the rear & vehicle store to the front.

A Dutch Hay Barn (23.7m x 13.3m) with concrete flooring offers a large space for Hay / Straw / Feed / Vehicle Storage & currently houses handlings Stocks & has a lean to section with a further 4 block built Young Stock Pens.

Land The property lies within a ring fenced site of approximately 8 acres. The land is flat & well sheltered by the surrounding woodland. It is currently split into 8.6 Smaller post and rail fenced paddocks plus one large paddock, furthermore there is a small Stallion turnout pen with double height post and rail perimeter fencing.

There is a bridle path connection at the gates of the property offering easy access to miles of excellent out riding & exercise areas within the neighbouring Meolor Forest & Fenns Wood. All of which mean The Conery is superbly set up to appeal to a wide range of Equestrian Users.

Local Authority Wrexham County Council

Services Mains Electricity & Water. Private Drainage via Septic Tank. The property is approached down the quiet country lane (Conery Lane). There will be a designated Parking area for at

least two cars & Garden area provided.

Services Mains Electricity & Water.

Proposed Private Drainage via shared Septic Tank.

Local Authority
Wrexham County Council

VIEWING STRICTLY BY APPOINTMENT

Through the Agents Jackson Equestrian on 01743 491979 or 01743 709967

Directions

Heading South from Chester on the A41 on the Whitchurch bypass, turn right on to the A525 Wrexham Road, after about 1 mile turn left on to the A495 towards Ellesmere, enter the village of Bronington and after approximately half a mile on the left hand side there is a layby and turn left into Conery Lane. Proceed down Conery lane for approximately half a mile and The Conery will be situated on your right hand side. There is ample car parking situated at the entrance gates of the property.

Disclaimer - Jackson Equestrian'

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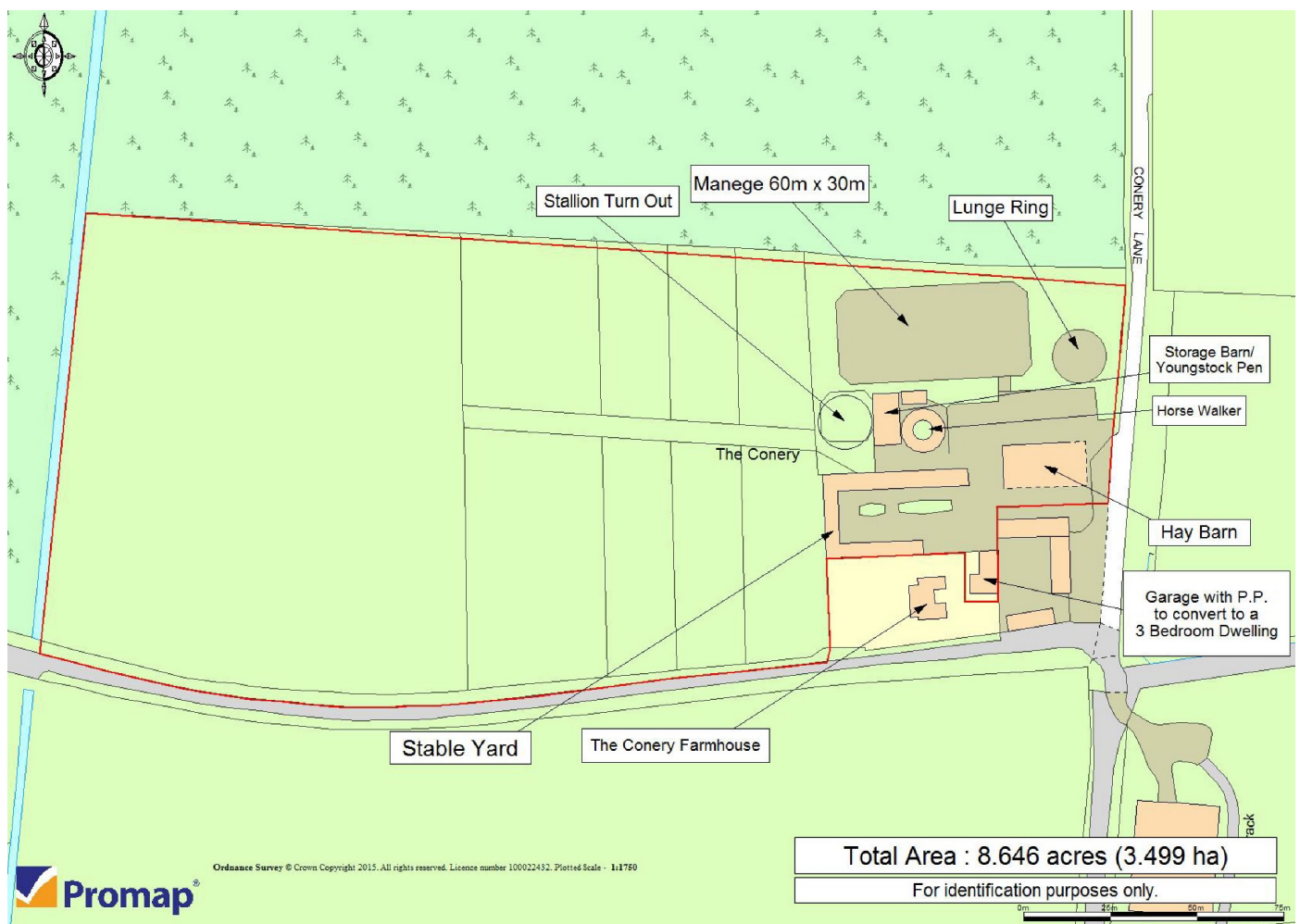
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