



**The Hand Equestrian Centre**  
Clevedon, Avon





# The Hand Equestrian Centre

Davis Lane, Clevedon, Nr Bristol,  
Avon, BS21 6TJ.

## A prestigious National Equestrian Competition Centre for Sale nr. Bristol

- Impressive Equestrian, Entertainment & Catering facilities including:
- Main Building housing twin Indoor Arenas, Grandstand & viewing Gallery's;
- Multiple Restaurants/Kitchens, social Lounge's, Bars, Offices, Judge's Box.
- Two Outdoor Arena's (80m x 65m & 75m x 60m)
- Andrews Bowen "ProWax" synthetic riding surfaces on all arena surfaces.
- External Grandstand, Agricultural Building, Judge's Boxes.
- 68 Stables, unfinished external toilet/shower block plus tack, feed & stores.
- Large floodlit car & lorry parks (One with 12 electric hook up terminals); dual entrance driveways.
- Superb access to M5 J20 (3m) & UK road network via M5 & M4.
- Scope / history of hosting a range of commercial activity (sub to PP).
- In all about 12.53 acres; 3 grass P & R turnout paddocks.

Clevedon 1m | M5 J20 3m | Bristol Airport 7.5m |  
Bristol 12m | Bath 24m | Cheltenham 53m |  
Exeter 70m | Birmingham 96m | London 132 m



## Situation

The Hand Equestrian Centre is situated in a semi-rural location off Davis Lane, with a rural outlook but with excellent accessibility to road, rail and airport links. The M5 Junction 20 is approximately 3miles away; Yatton Train Station approximately 3miles with direct line to London & Bristol International Airport with flights to many European and some long haul destinations and is approximately 7.5 miles distant.

The town centre of Clevedon is only 1 mile away and offers a full range of amenities and facilities including shops, restaurants and public houses, primary and secondary school, cinema, leisure centre with indoor swimming pool and a golf course overlooking the Bristol Channel.

Bristol is only 12 miles away with the Bristol Hippodrome Theatre and range of state & independent schools such as Colston's School and QEH.

## Description

The Hand Equestrian Centre has been a prestigious national equine competition centre; it has been regularly used by the British Show Jumping Association, British Eventing and British Dressage holding a range of competitions, shows & events.

The equestrian facilities are very impressive & we are informed that the previous vendors developed these facilities with a view to creating an Olympic approved equestrian facility.

In brief, the property offers a superb Main building housing the Main Indoor Arena (66m x 26m), with a secondary Indoor Arena (20m x 39m), extensive Grandstand, Judge's Box, viewing Galleries from two Restaurants & a Bar / Lounge area. This building is further fitted with twin commercial Kitchens, Reception Hall, Offices, Male, Female & Disabled



Toilets, Store Rooms, CCTV surveillance hub. Externally, the property offers twin entrance drives, large floodlit tarmac & hard standing vehicle parks (one having 12 electric hook up terminals), an L-shaped block of 68 Stables, two large Outdoor Arena's ((80m x 65m & 75m x 60m), steel portal frame Agricultural Building & additional unfinished block built outbuildings for proposed toilet/shower block and additional stabling / Stores.

All the equestrian surfaces on the Indoor & Outdoor Arenas are Andrews Bowen "ProWax" synthetic riding surfaces, as used in the London Olympics.

The property has 3 post and rail turnout paddocks and is in all about 12.53 acres.

Whilst this property is unquestionably a state of the art Equestrian Centre we are informed that the site has been used to host an array of alternative commercial activities from Car Boot Sales, White Collar Boxing Tournaments, Livery Yard, Dog Training events, Tack Shop, Dinner Dance events and functions.

There is clearly considerable scope for a range of commercial opportunity subject to the relevant planning consents.



## Main Building

At Ground floor Level:

Reception Hall, Reception Office (4.04m x 4.09m)  
Office (8.46m x 4.12m)

Disabled Toilet, Mens Toilets – 6 WC's & urinals. Ladies  
Toilets – 8 WC's.

**Judges Box** with PA system overlooking the indoor arena.

**Main Kitchen** with full stainless steel commercial kitchen fit out including multiple ovens, grills, dish & pot washers, microwaves, walk in freezer, dry store room, integrated fridge & freezer leading through to

**Main Restaurant** (6.53m x 54.1m) with wooden flooring & glazing to both sides overlooking the Indoor Arena's & primary Outdoor Arena.

To the opposite side of the building is a **Bar / Lounge & Entertainment Room** with a rear drinks store & service facility. The Bar / Lounge area is L-shaped (5.71m x 17.88m plus 21.9m x 4.3m) & provides an ideal space for holding events & functions; with wooden flooring, range of seating, glazed viewing over the indoor school & door through to the Grandstand seating area.

The Grandstand with seating for approximately 550 people has an overhead heating system.

At First Floor Level is a **second Bar & Restaurant area** with windows overlooking the indoor school. Beyond this Bar is an Office / Store room (6.53m x 5.34m) with Kitchenette, with a further door through to a store area where the CCTV surveillance was operated from.



## The Indoor Arena

The Indoor School has scoped to be split in two separate areas. The building is of steel portal frame construction with principally sodium lighting.

## The Main Arena

measures approximately 66m x 26m & Arena two, at the rear of the building measures approximately 20m x 39m, offering a collecting ring or secondary use.

The surface is an Andrews Bowen “ProWax” synthetic riding surface, as used in the London Olympics; there is perimeter boarding & pedestrian, equine & vehicular access to the rear via a sliding door.

There are viewing areas from the peripheral restaurants, bars and Lounges plus a Grandstand seating approximately 550.

There are numerous flat screen TV's throughout the bars and restaurants, with Freeview, all networked together & with network cabling to broadcast onsite events. There are LCD screens, a large projector & screen in the Main Arena, a range of computer controlled disco lights throughout the main arena, bars & restaurants.

## Stable Block

An L-shaped Stable block, around part of the perimeter of the main outdoor arena, housing a total of 68 individual stables (each measuring approx. 12' x 12') with sliding doors & grilled windows. The building is of block construction on a concrete base & a spacious central concrete passageway throughout.



## Outbuildings

Additional outbuildings include:

General purpose Agricultural Building (9.2m x 18.2m), of steel portal framed construction, part block walls, concrete floor, sliding door access, small mezzanine floor area to one end.

**Judge's Box** – ground and first floor levels.

There are two detached & unfinished block built units; these buildings are of block construction with concrete flooring & we are informed that the intention was to provide a toilet / shower block, tack, feed & store rooms, furthermore that an additional office facility was to be created at first floor level.

## Outdoor Arenas:

The Main Outdoor Arena, measuring approximately 80m x 65m, lies centrally within the site & is adjacent to the Main Indoor Arena with a large decking area in-between. The surface is Andrews Bowen ProWax surface, with a perimeter white PVCu fence & some grandstand seating.

A Second Outdoor Arena, measuring approximately 75m x 60m, is situated near the entrance, with Andrews Bowen ProWax riding surface, post and rail perimeter fencing & a timber Judge's Box.

## Car Parking & Access

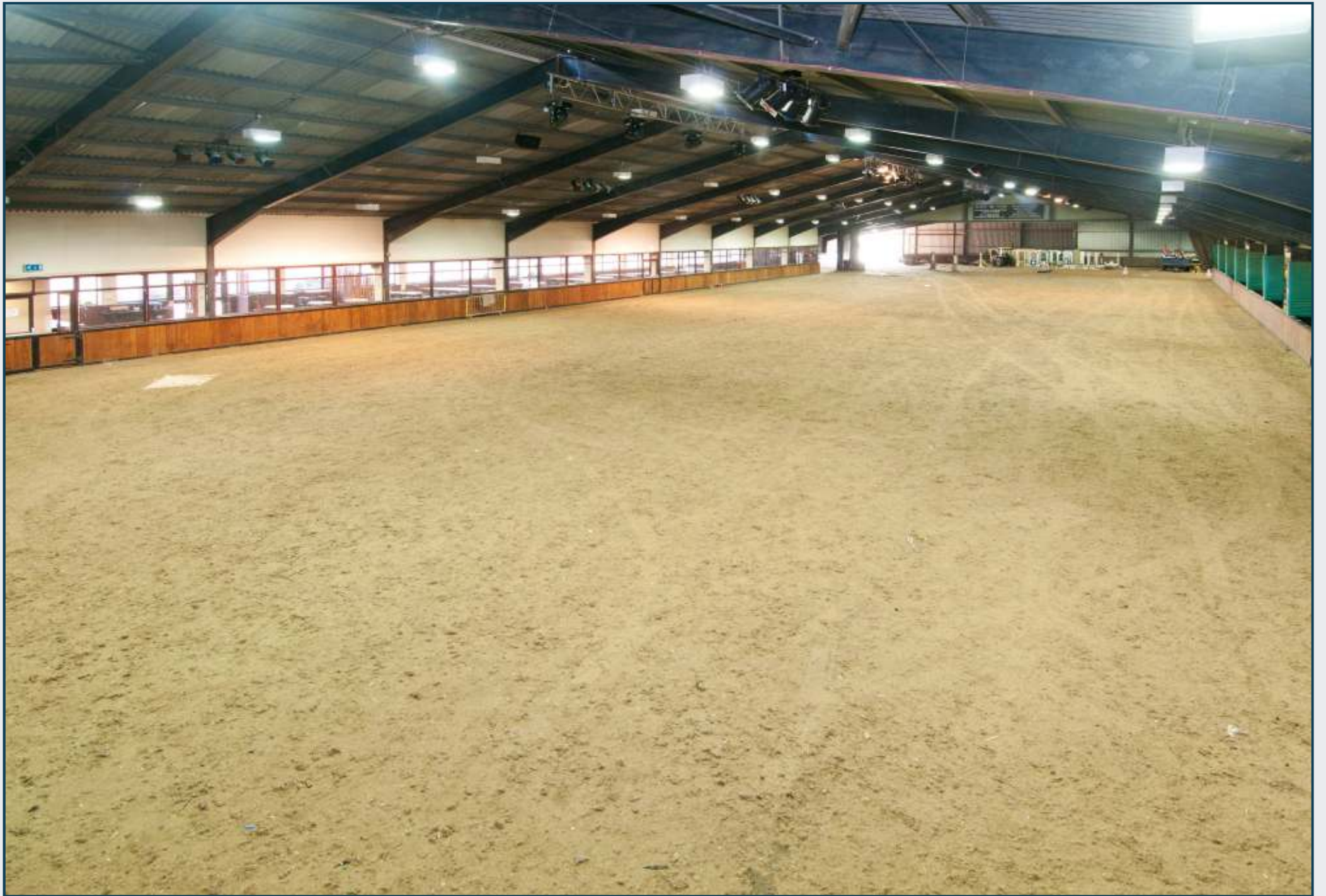
The property is entered via two tarmac entrance driveways both leading to large floodlit parking sweeps providing spacious parking areas for all vehicles. The floodlit car parking to the front of the main arena has a tarmac surface & the rear car park has hard standing with 12 individual floodlit and electric hook up terminals.

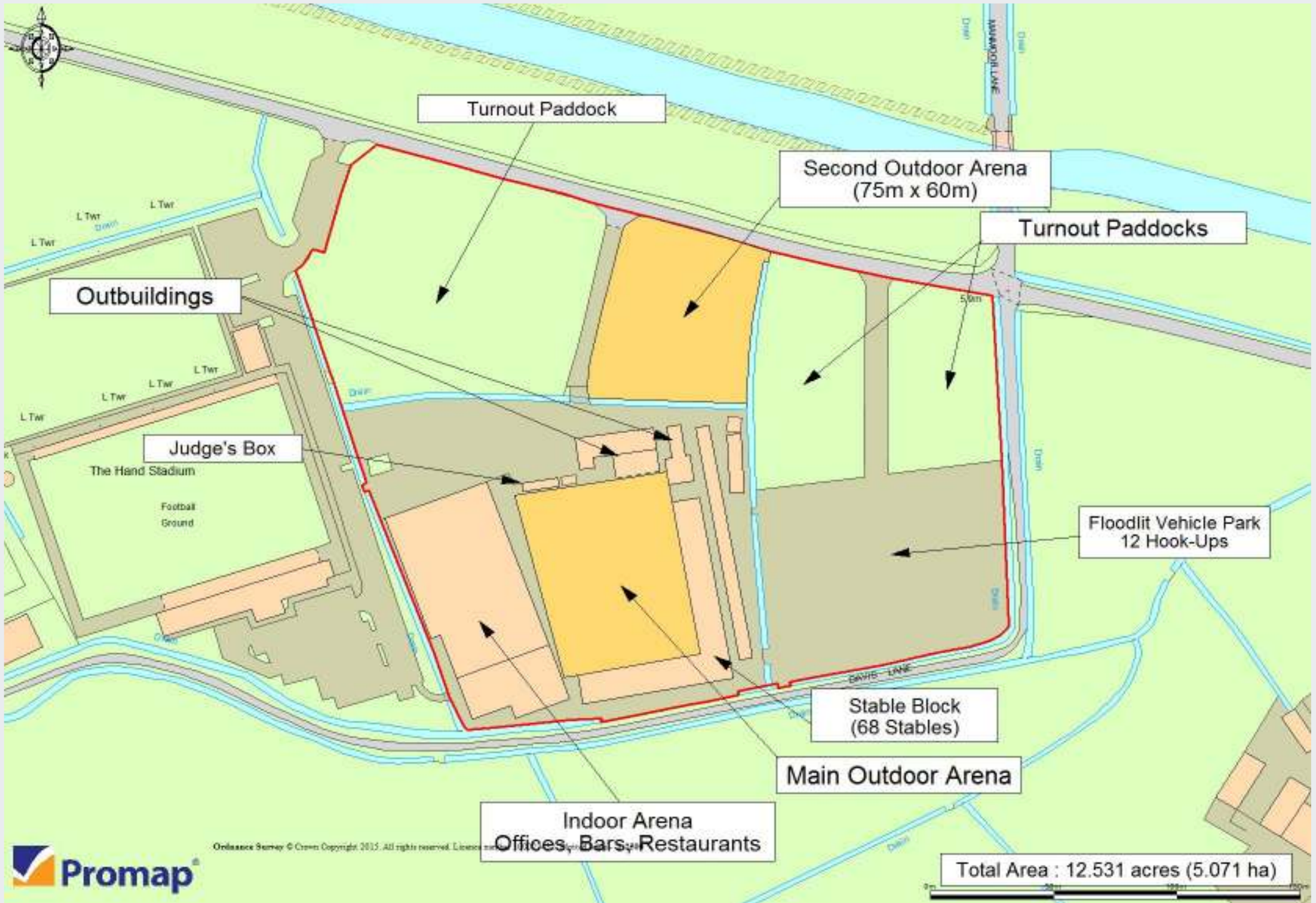
## Paddocks

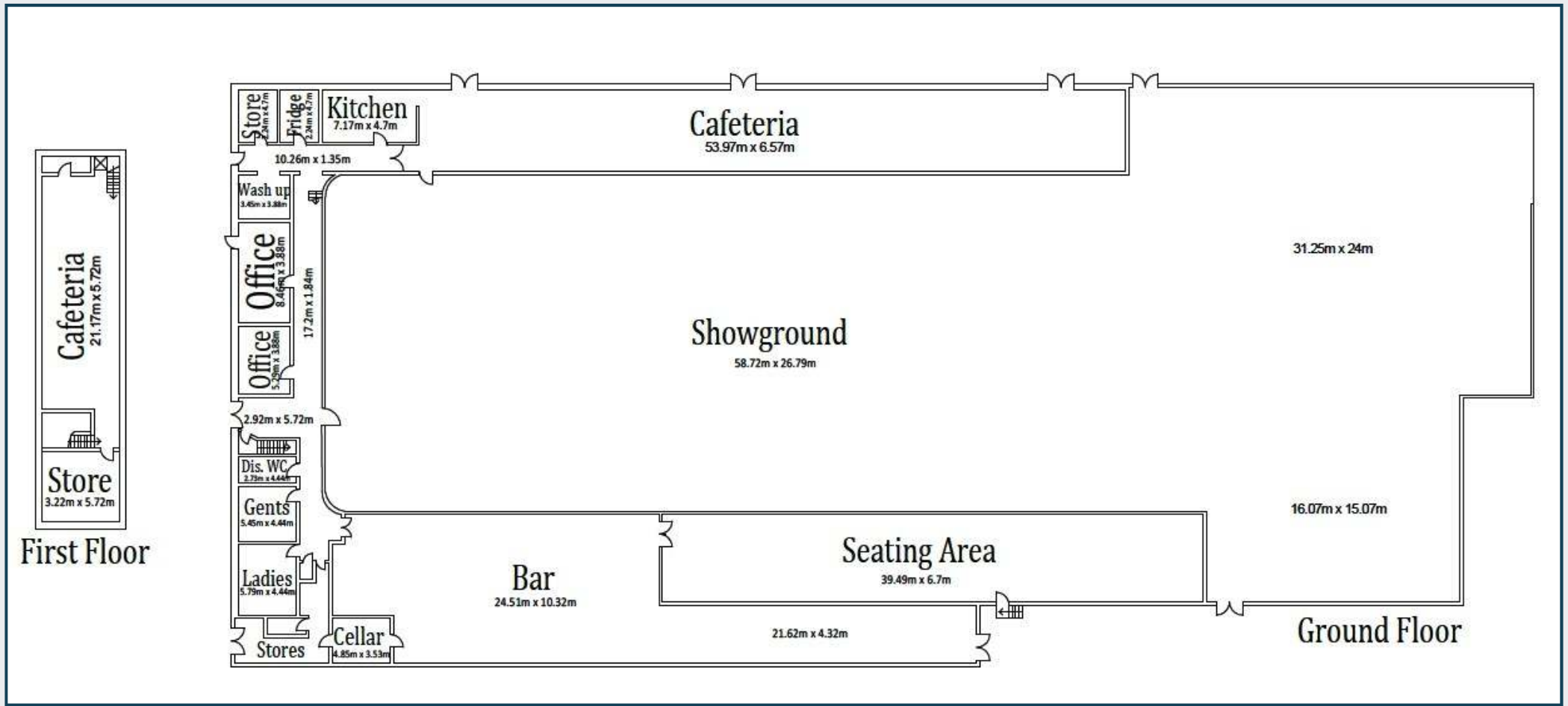
There are three post and rail fenced grass turnout paddocks.











## Services

Mains Water & Electric, with 3 phase supply.  
Gas central heating to main building.  
Private drainage system via bio disc system.  
There is a back-up Generator.

## Local Authority

North Somerset Council: 01934 888 888.

**Viewing** Strictly by appointment with Jackson Equestrian  
01743 491979.

**EPC** Rating C

## Directions

From Junction 20 of the M5, take the B3133 exit to Clevedon/Nailsea. At the first roundabout, take the 1st exit onto Central Way (please note the property is signposted from this roundabout follow signs for "Equestrian Centre"), at the next roundabout, take the 1st exit onto B3133, after approx. 0.3m turn left onto Davis Lane, proceed over the motorway bridge and the property will be on your right hand side.

**File Note:** All fixtures and fittings (ie machinery, tractors, rollers and harrows, show jumps, kitchen and bar equipment) are to be inclusive in the sale.



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