



Tyre Hill Stables  
Hanley Swan, Worcestershire.









# Tyre Hill Stables, Hanley Swan, Worcester, Worcestershire, WR8 0EQ.

A superbly equipped Equestrian Training / Competition Farm in an enviable & accessible rural location nr Hanley Swan, Worcestershire.

- **Renovated 3 Bed Barn Conversion, 2 Bath / Shower Rooms, Utility, Kitchen, Hall, Lounge / Dining Room.**
- **1 Bed Grooms Cottage (potential Holiday Let), Yard Office.**
- **Suitable for a range of commercial or private Equestrian uses.**
- **Range of Outbuildings; Up to 31 Stables, Tack & Feed Rooms, Staff Kitchen / WC.**
- **Equine Swimming Pool, Horse Walker, Solarium, Weighbridge.**
- **1m Gallop (woodchip), Indoor Ride, Lunge Arena.**
- **Excellent road & rail communications (M50 J1 7m / M5 J7 10m)**
- **Approx. 41 acres, grass pasture land, P & R fenced, Field Shelters.**
- **Further land potentially available by sep. neg.**

Hanley Swan 0.5m | Malvern 5m | Ledbury 8m | Worcester 10m | Tewkesbury 11m | Cheltenham 22m | Birmingham 38m | Birmingham Airport 47m | Bristol 59m | London 140m



## Situation

Tyre Hill Stables is situated in a glorious location to the south east of Great Malvern, just outside the picturesque village of Hanley Swan. Hanley Swan is centred around its own natural duck pond and is complete with a popular country inn, a high quality butcher's and post office.

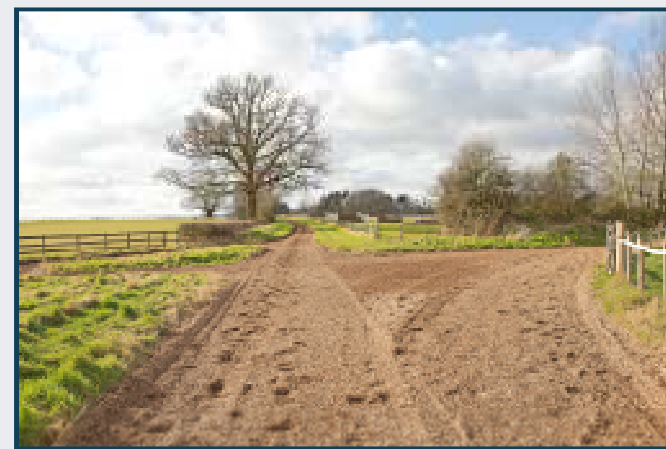
Great Malvern, famous for its history and as a cultural centre, has an excellent range of local shops and services whilst Hereford, Ledbury and Worcester, are all within easy reach and have all the expected amenities of towns and cities.

The A449 provides quick access to Malvern, Ledbury and Worcester. Of particular local importance is the number of good private schools in the area including famous schools in Malvern and Cheltenham.

Communications are excellent. The M50 (J1 -7m) and M5 (J7 - 10m) are close by providing fast access north to Birmingham and south to the M4 and Bristol. Malvern has regular train services to Hereford, Worcester and Birmingham and there on to London. There are international airports at Birmingham and Bristol.

The region is renowned for its strong equestrian industry. There are racecourses at Worcester, Cheltenham, Hereford, Chepstow & Ludlow; the Three Counties Showground is just 2.5miles away. Hartpury Equestrian College (12m) is host to a variety of national and international events for all disciplines. Hunting is with the Ledbury Hunt.

This area around the Malvern Hills is much sought after for its wider recreational opportunities. These include golf courses at Hereford, Malvern and Dymock; there is an excellent theatre and Concert Hall in Malvern; and the area has a multitude of glorious walks and rides through the surrounding countryside.





## Description

The vendors have & continue to run a hugely successful National Hunt / Point to Point Yard from Tyre Hill Stables. They have invested heavily in the cottages & onsite equestrian facilities to develop, what is today, a superbly equipped equestrian property. It should be noted that whilst the property is particularly well suited to its current use it will be equally suitable and adaptable to a range of private & /or commercial equestrian disciplines, with the potential to explore additional & alternative business opportunities if required.

**Tyre Hill Stables Cottage** is a 3 bedroom barn conversion having been tastefully renovated and refurbished to provide extremely comfortable cottage style accommodation, with all the benefits of modern building regulations. The property is entered into via a **Porch / Utility** area that leads through to a fitted **Breakfast Kitchen** with dual aspect windows, tiled flooring, a twin oven oil fired Aga, a range of base and wall units with a number of integrated appliances including electric fan oven with 4 hobs, dishwasher, Belfast sink; there is an under stairs storage cupboard off. A door leads through a **Hallway** with double storage / airing cupboards housing the Worcester Boiler & water tank, French doors to front garden, slate tiled flooring, stairs to First Floor & door through to the **Lounge / Dining Room** having a delightful vaulted ceiling, exposed beams & timbers, slate tiled floor, multi fuel burner, windows to front aspect. Beyond the Lounge there is a second Hallway, with doors off to a **Bedroom** & the family **Bath / Shower Room** & beyond to the **Master Bedroom** having vaulted ceiling, exposed timbers, windows to front aspect & a **Dressing room** off (with obvious potential for en-suite if required). At **first floor level**, stairs lead from the Hallway, to a further **double bedroom** with feature exposed iron works, from the old feed mill within the vaulted ceiling & triple aspect windows.

**Grooms Cottage** is attached to the main residence & has been similarly renovated to provide fully self contained accommodation consisting of: fitted **Kitchen**, open plan **Living / Dining Room** with electric fire, a double **Bedroom** & a **Shower Room**. This cottage has been previously used as a Grooms Cottage & a holiday Let & hence if required could provide additional income.





### Equestrian Facilities / Outbuildings

The equestrian facilities are spread across the properties 41 acres, within two main yards and a range of outbuildings; a summary of features includes:

- Up to **31 Stables** (rubber floor matting & automatic water drinkers)
- **Top Yard** – 12 stables, Tack & Store Room, Muck Heap.
- Detached brick built former Bull Pen / Feed House (10.7m x 8.34), having 2 foaling Boxes, Racing Room/ Utility, Kitchen – obvious scope for conversion (sub to PP)
- **Bottom Yard** – a BHA licensed yard
- **Equine Pool Barn** (31.7m x 24m) Equine Pool with new pump / filtration system, **6 Horse Walker**, **Solarium**, 2 loose boxes, **Weighbridge**, perimeter **Indoor woodchip ride**.
- **4 bay Dutch Barn** (18.2m X 5.5m) with 3 loose boxes & vehicle parking / storage space.
- Further 2 loose boxes, 2 x timber store sheds, Diesel Tank, Shipping container store, Muck heap.
- **Barn** (31.7m x 10.64m) housing 8 loose boxes; block built **Yard Office** (5.7m x 5m).
- **1m Gallop**, fully drained, woodchip, an interconnecting figure of 8.
- Schooling ground; enclosed sand Lunge Arena (16m diameter).

### Externally

The property is approached, off the Gloucester / Welland Road about half a mile outside the village of Hanley Swan, down a private gated front entrance driveway. The driveway leads into a front of house car park area & a twin **Car Port** (5.9m x 5.4m), then beyond to the top and bottom yards. Lawned **Gardens** with shrub borders lie to the front of the house, with views across the property's paddocks towards the Malvern Hills.



### Land

A ring fenced area of approx. **41 acres**. There are several post and rail fenced grass paddocks, all having automatic water drinkers & access to electric fencing. Numerous **field shelters** are positioned within the paddocks, one incorporates an additional 2 timber stables. A series of small post and rail fenced turnout paddocks have been laid out adjacent to the bottom yard.

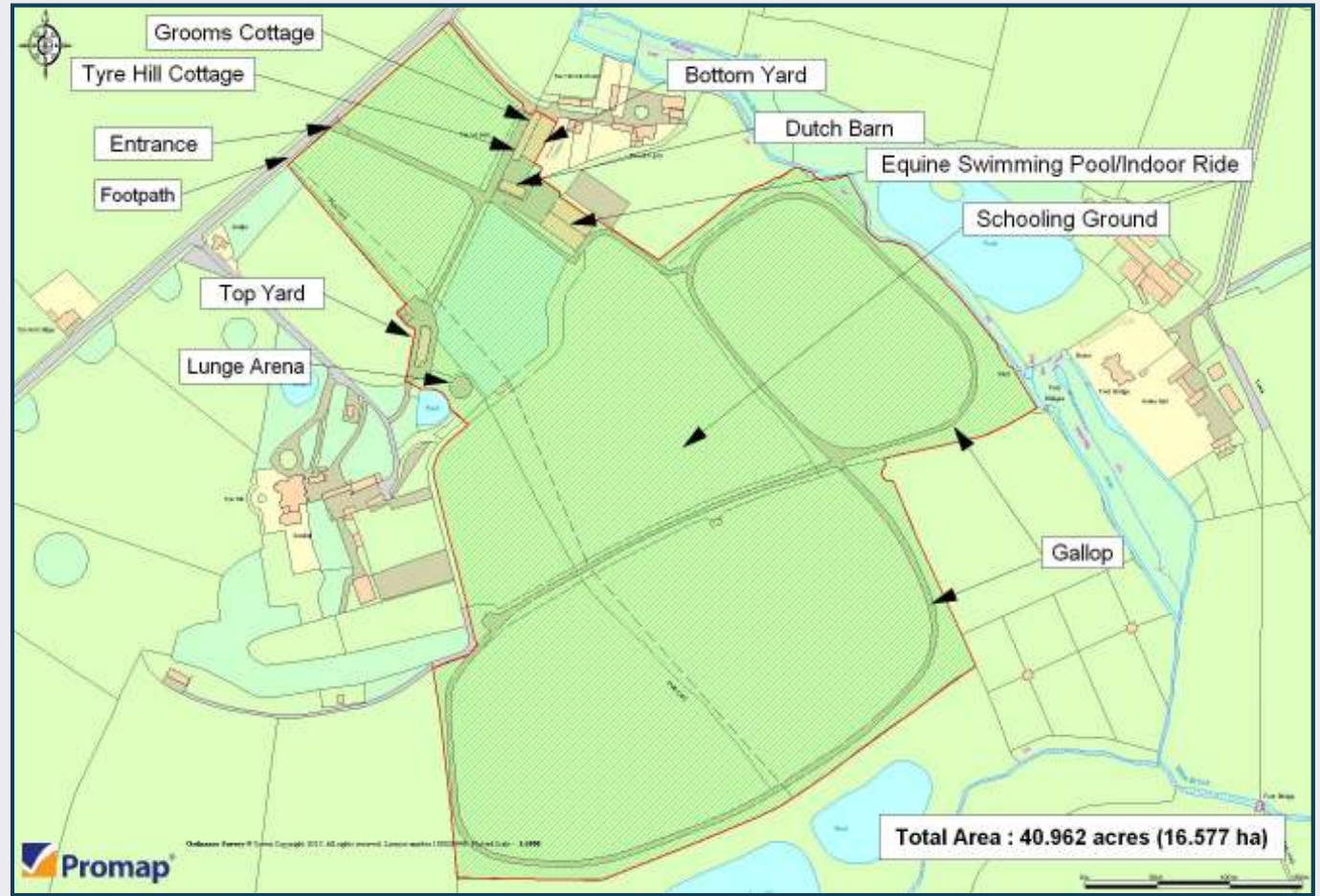
The land is not currently registered for any entitlements.

NB: Further land is potentially available by separate negotiation.

### Wayleaves, rights of way and easements

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars.

**Agent's note** Please note a footpath runs across the property as documented on the brochure plan.





## Local Authority

Malvern Hills District Council, Tel: 01684 892 700.

Council Tax: Tyre Hill Stables Cottage Band A.

Rates Payable: £8,820 (2012/13). (NB. – potential Small Business Rate Relief availability).

## Services

Mains Electricity & Water.

Private Drainage via sepsit.

Oil fired Central Heating.

## Tenure

Freehold with Vacant Possession.

## Fixtures & Fittings

Unless mentioned specifically all fixtures and fittings are excluded from the sale but may be available by separate negotiation.

## Directions (WR8 0EQ)

From the M5 exit J8 and proceed onto the M50 towards Ross on Wye. Exit at J1 heading north on the A38 & Three Counties Show Ground. After a couple of miles turn left onto the A4104 towards Upton upon Severn and at the roundabout take the second exit onto the B4211 to Hanley Castle / Malvern. Turn left onto the B4209 to Hanley Swan and in the village turn left onto Welland Road for Welland and Gloucester. Continue for approximately 1/2 mile, passing the school & village hall on your right, and the entrance to Tyre Hill Stables will be on the left hand side.

## Viewings

Strictly by prior appointment with the sole Agents Jackson Equestrian on 01928 740 555.



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Manley, Nr. Frodsham,  
Cheshire, WA6 9HW

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Web: [www.jacksonequestrian.com](http://www.jacksonequestrian.com)

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