



Valiants Equestrian Centre,  
Preston, Lancashire.





# Valiants Equestrian Centre,

Out Rawcliffe, Preston,  
Lancashire, PR3 6BL.

A 64 acre Equestrian Centre / Farm, with three dwellings, extensive Equestrian facilities & Outbuildings; tremendous scope for a range of commercial opportunities.

- Valiants Cottage: 4 Beds, 2 Bath, Kitchen / Dining, Hall, Sitting Room, Utility.
- Valiants House: 4 Beds, 1 Bath, Kitchen, 2 Reception rooms, Garage (in need of refurbishment).
- Grooms Accom: First floor - 1 Bed, 1 Bath, Kitchen, Living Room.
- Planning Permission for detached House with Agricultural Tie.
- Extensive Equestrian facilities & Outbuildings inc:
  - 46 Loose Boxes | 4 Victorian Stalls | Tack, Feed & Store Rooms | Hay Barns | Yard Office, Toilets / Shower | Sponsors Lounge.
- 2/3 Indoor Arenas | Viewing Galleries | Café | Licensed Bar | Commentary Box.
- Yard entrance and vast hard standing Parking areas.
- Tremendous scope for a broad range of commercial uses (sub to PP)
- In all about 64 acres, further land is available by sep. neg.

Great Eccleston 1.5m | Out Rawcliffe 2m  
Lancaster 15m | Preston 16m | Blackpool 9m  
Manchester 48m | Liverpool 55m



## Description

Valiants Equestrian Centre is a well-known and popular equestrian venue which has hosted predominantly equestrian events over a number of years (Pony Club, 3 Day Event Clinics, Shire Shows, Rodeo Riding, Midnight Steeplechases) & been run as a livery yard. However, it should be noted that it has also become increasingly popular for the hosting of a broader range leisure activities such as Dog shows, Livestock Shows, Caravan Clubs, Car Boot Sales, Motorbike Scrambles, Auctions, Weddings, Funerals etc., taking advantage of the properties extensive equestrian facilities, flexible outbuildings, fully licensed bar, restaurant / canteen & accessibility as a venue. Therefore, although being particularly well equipped as an equestrian centre the property will have considerable appeal to a range of commercial &/or private uses (subject to planning).

The land totals approx. 64 acres and is separated into numerous grass post & rail fenced paddocks that are all predominantly flat.

## Situation

The property is situated between the settlements of Garstang and Great Eccleston, which offer local shopping facilities. Preston and Blackpool are a short distance away, and provide excellent retail, entertainment and leisure services. Blackpool has a thriving tourist industry, providing the property with additional scope for business opportunities appealing to the regional tourist trade.

The property is within a short distance of the M6 & M55 motorways, providing excellent access to Manchester, Liverpool & the other North West Conurbations.

For the equestrian enthusiast, Valiants Equestrian Centre is in the heart of the Vale of Lune hunt country and the Holcombe hunt is a short distance away. Horseracing is within easy reach at Haydock Park and Aintree Racecourse. There are miles of out riding to explore in the surrounding countryside.



## Accommodation

(numbering refers to The Site Identification Plan, Page 6)

The houses at Valiants Equestrian Centre have the potential to provide accommodation for owner, manager and staff. The dwellings require varying degrees of refurbishment, although the accommodation provided is extensive and flexible. To the rear of the houses is a concrete drive and parking area. The Cottage and Grooms accommodation share a private enclosed courtyard to the rear.

Planning consent has been granted for the construction of a detached house with an agricultural tie.. The substructure and lower walls have already been constructed, ensuring preservation of the relevant planning consent in perpetuity.

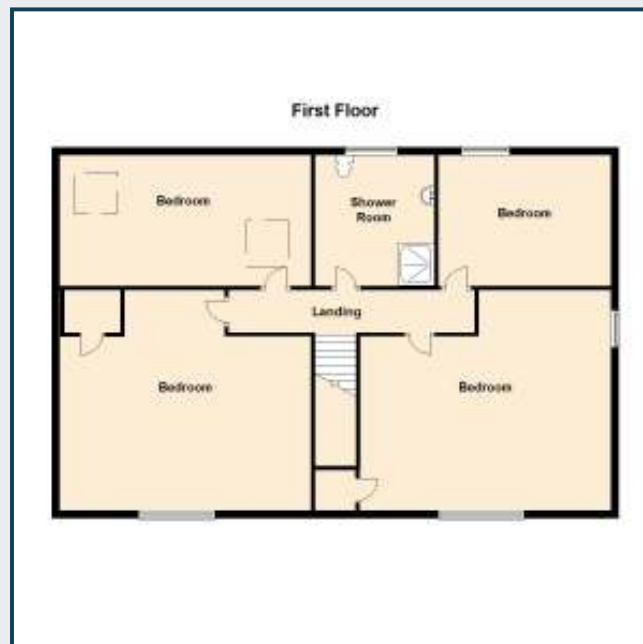
1. Valiants House with kitchen, two reception rooms, four bedrooms and a house bathroom. There is a garage to the front of the property, beneath the groom's accommodation. It is not currently occupied and is in need of a comprehensive refurbishment.
2. Valiants Cottage adjoins Valiants House, entrance hall, kitchen with dining area, utility room, sitting room, three double bedrooms and a single bedroom, house bathroom and a shower room. A two storey garage adjoins the property providing scope for additional accommodation.
3. Groom's accommodation adjoins the cottage, with kitchen area, sitting room, one bedroom & bathroom. A garage below provides scope for creating more extensive grooms quarters.



Valiants House



Valiants Cottage



Valiants Cottage



Valiants House

## Equestrian Facilities & Outbuildings

The property benefits from a vast range of well-maintained buildings, currently set up as an established equestrian venue. Whilst providing excellent accommodation for horses and associated equipment, the property also offers a superb range of visitor's facilities including a bar and restaurant, viewing galleries with seating, a commentary box, lavatories and a covered dry parking / loading area. There is a separate entrance to access the equestrian yard / facilities.

Ground floor level:

4. 4 open stalls (8m X 5.6m)
5. 4 Loose boxes and Feedroom (8.1 X 5.6m)
6. 8 Loose boxes (5.5m X 23m)
7. 8 Loose boxes (5.6m X 20m)
8. Feed / Store Room (3m X 5m)
9. Store Room (9m X 5m)
10. Pole Barn (23m X 15m)
11. Stallion Box (4m X 4.7m)
12. Male & Female Toilets with Shower facilities
13. Main Arena / Indoor School 65m X 20m
14. Ground floor viewing area (41m X 2m)
15. 9 loose boxes and event office (41m X 4.2m)
- 15a. Event office (7m X 4.2m)
16. 12 loose boxes (41m X 4.2m)
17. 5 loose boxes (18m X 4.4m)
18. Collection Ring / Warm-up Arena (46m X 15m)
19. Multi-purpose Agricultural building (40m X 65m)

First floor level:

20. Licensed Bar (5.8m X 8.6m) with bar, serving area and seating area
21. Viewing area (5m X 5.8m) with seating area overlooking main arena
22. Restaurant with kitchen, seating area and viewing gallery overlooking main arena
23. High-level Commentator's box with connecting walkway to viewing galleries
24. Viewing gallery (41m X 6.2m) with Sponsors' lounge overlooking main arena
25. Viewing gallery (18m X 6.2m) overlooking main arena
26. Viewing gallery (41m X 4.2m) overlooking warm-up arena





## Services

Mains three phase electricity & mains water.  
Dwellings share private drainage via septic tank.  
Oil fired Central Heating.

## Local Authority

Wyre Borough Council.

## Council Tax & Business Rates

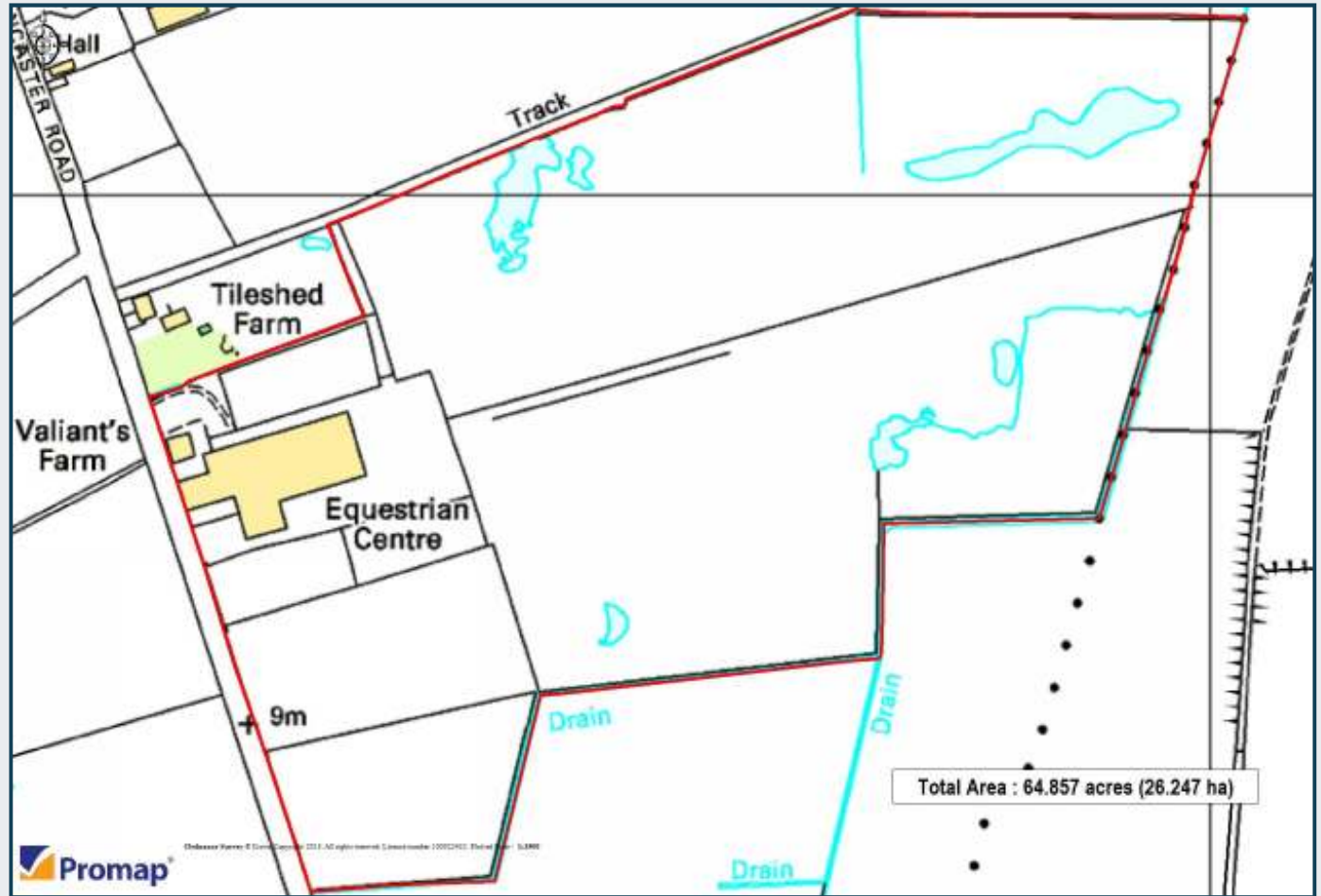
Available on application.

## Wayleaves Easements and Rights of Way

The sale is subject to all rights of way, rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves or any other like rights whether mentioned in these particulars or not.

## Directions

From junction 32 of the M6 motorway, take the M55 west to junction 1. Take the A6 north towards Broughton and follow the road for approximately 6 miles. Turn left onto the A586 and follow the road for approximately 2 miles, passing through St Michaels on Wyre. Turn right onto Rawcliffe Road and follow the road for approximately 2 miles, passing through Ratten Row. Turn right onto Lancaster Road and Valiants Farm Equestrian Centre is on the right hand side after passing an entrance marked by a wrought iron arch inscribed 'Shire World', approximately 1 mile along Lancaster Road.



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