

# HOLME FARM

*Swinderby Road, Collingham, Newark, Nottinghamshire, NG23 7NZ*

**Asking Price: £4,250,000 Freehold.**

**The arena, ancillary buildings, land and private entrance could be available in isolation by separate negotiation.**



## Investment Summary

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Refurbished & extended eight bedroom detached house

Large extension at second fix stage, inc. swimming pool base

Extension also includes gym area, lounge & snooker room

Full planning for 7 bedroom B&B, partially completed

International size equestrian arena with 500 seating capacity

Bar & restaurant (50), courtyard seating area (50)

Indoor Monarch stabling, additional American style barn stabling

Set in approximately 52 acres. Energy rating B/D

The property is for sale freehold with vacant possession

Retail space and offices



## Description

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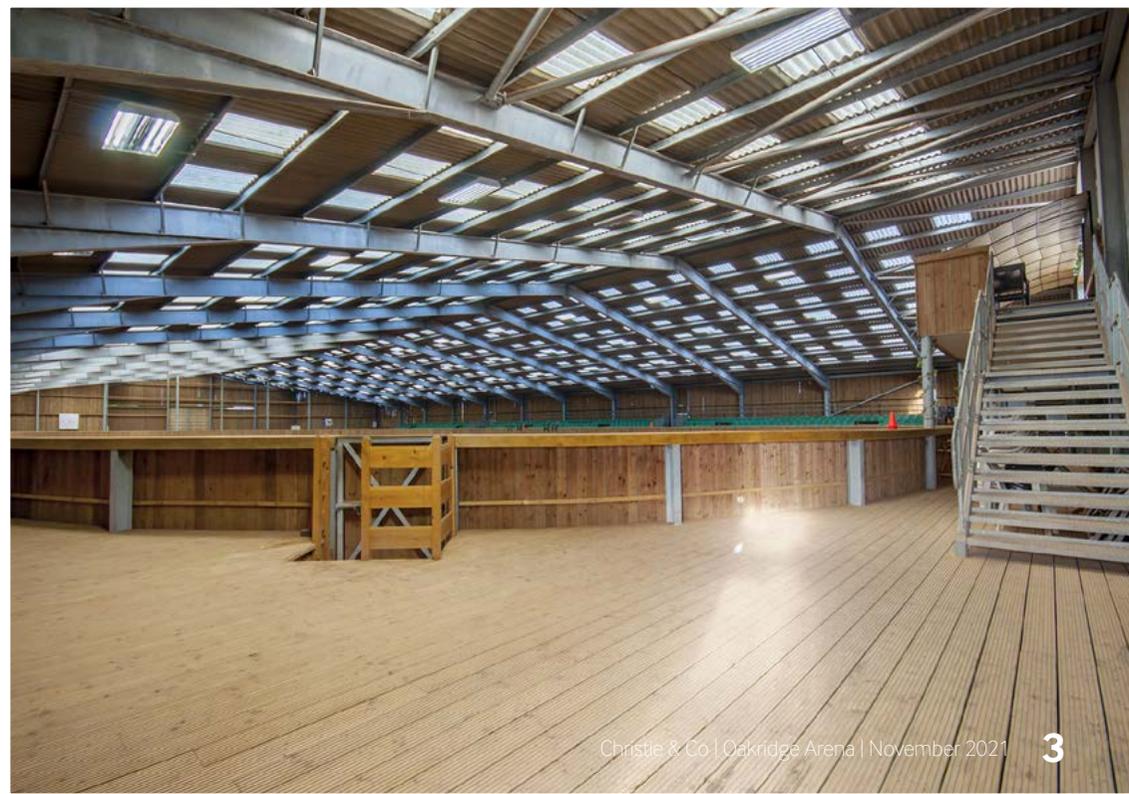
A unique, versatile opportunity set in the Nottinghamshire countryside. The site has the possibility for use as a private residence set in its own ring-fenced land with extensive equestrian facilities. Alternatively, it could be utilised as a bed and breakfast or hotel development (STP) with staff/owner's accommodation with events venue for equestrian and other functions.

The circa 12,000 sq ft main accommodation, which comprises the eight bedroom, three bathroom private house and the seven bedroom B&B is entirely separate from the arena with its own private driveway. The partially rendered and refurbished private accommodation comprises two large reception rooms with open fireplaces, a farmhouse kitchen & dining area with a cooking range, underfloor heated flagstone flooring, adjoining utility/boot room with further extensive cupboards, Belfast sinks, extra oven, large fridge & freezer space and separate WC. There is also a walled flagged patio adjoining the kitchen leading to the private gardens and the old orchard to the rear, which has the potential to create a tennis court.

The main arena has been developed as a multi-functional building and has hosted product launches, music events, craft fairs and other events. Holme Farm is a sprawling 52 acres site, mostly laid to paddocks and walkways. It has been developed by our clients to provide world class equestrian facilities including quality stabling, horse walker, round pen, hot wash and solarium, two tack rooms and outdoor arena.

The site is anchored by the 500-seater indoor Oakridge Arena, which benefits from a supporting bar and restaurant with a capacity of 50 covers, along with a courtyard and roof terrace with a capacity of 50. Oakridge Arena has introduced a shop and also comprises three offices and two storage rooms.

The site's equestrian facilities are of an extremely high standard with Monarch stabling, a covered Claydon horse walker, Claydon solarium and indoor hot wash area. Further barns with American style stabling including foaling boxes, two tack rooms, outdoor hot wash, fully fenced paddocks and walkways with a mix of post and rail and electric fencing, form an exceptional training facility for any discipline. The size and quality of the indoor arena present any new owner with the potential to further develop this side of the business and host a variety of events.



## Location

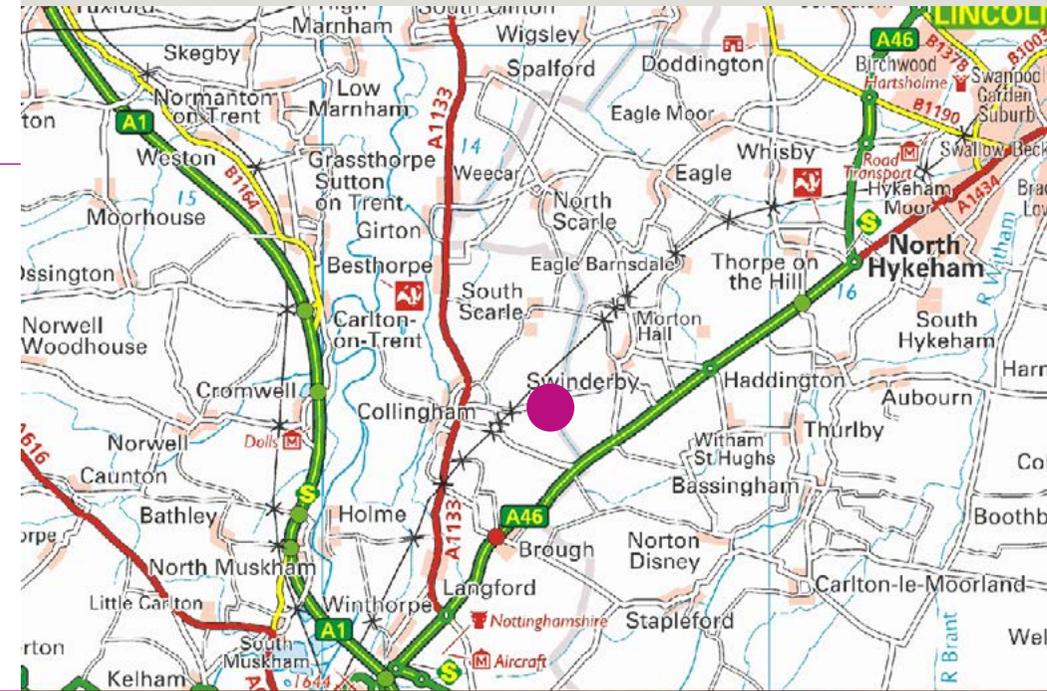
Holme Farm is situated on Swinderby Road, close to the Nottinghamshire village of Collingham. The site, which is accessed via a tree lined driveway, benefits from an idyllic rural location, yet benefits from excellent transport links via the nearby A46 and A1.

The site is equidistant between Newark-on-Trent and Lincoln, 27 miles north-east of Nottingham and 44 miles south-east of Sheffield. London is located approximately 133 miles to the south and can be easily accessed by train, with services from Newark taking from as little as one hour 20 minutes.

## Internal Details

### Arena & Ancillary Space:

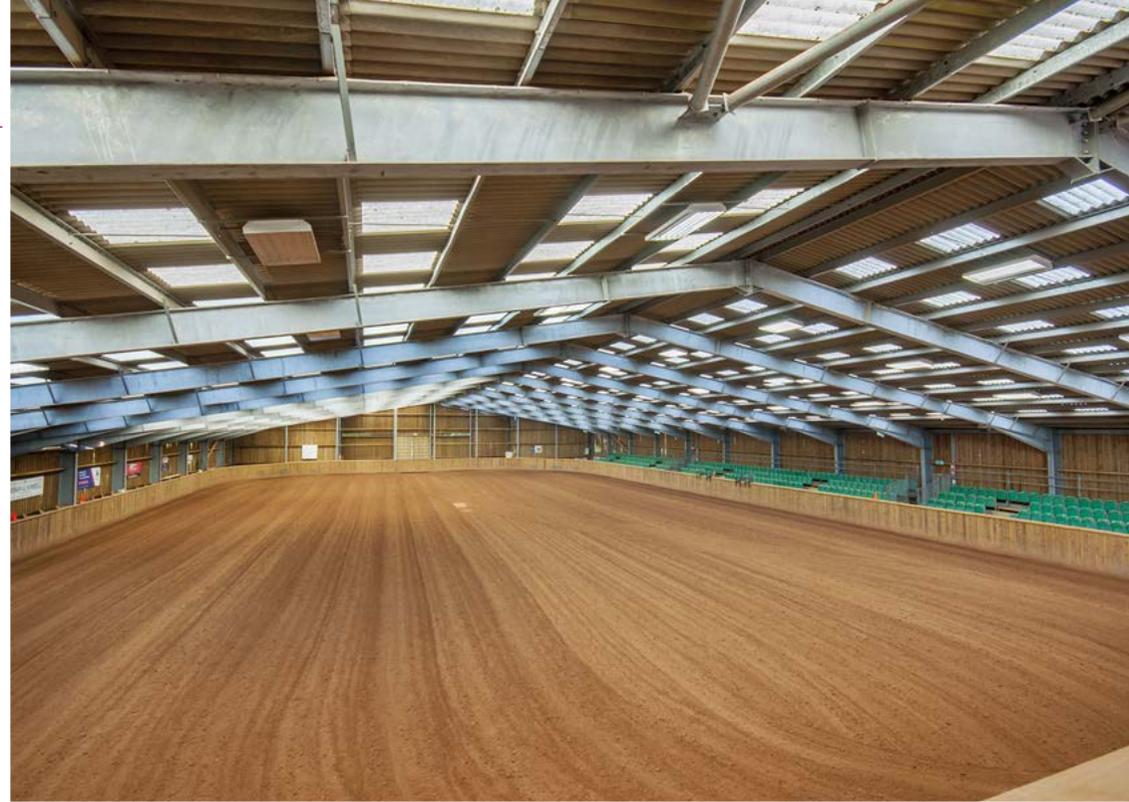
- 80m x 40m indoor events arena suitable for a variety of uses (seating for up to 500)
- Current arena lighting providing no shadowing and exceptional coverage
- Underground water storage from rainwater harvesting system
- Viewing gallery leading to garden roof terrace
- Bar & restaurant (50), can accommodate up to 100 for banqueting
- Courtyard seating area
- Commercial catering kitchen. A well-equipped commercial catering kitchen with dry stores and staff WCs
- Retail shop
- Plentiful office and storage space
- Ladies, gentleman's and disabled WCs with shower facilities
- Catering kitchen has a 5 star local authority rating



## Equestrian Facilities

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- 60 x 30 outdoor arena
- 19 high spec monarch stables with auto water drinkers
- 17 large additional indoor permanent stables
- Horse wash facility with solarium
- Generous tack, feed and storage areas
- Claydon covered horse walker
- 60 ft round pen with viewing
- 50 temporary outdoor stables with lights and water points
- Electric hook ups



## Hotel Development Opportunity

There is an approximate 10,000 square foot brick built extension under a pitched pantile roof. The owner's accommodation is finished to a high standard and planning permission has been granted for partial conversion of the extension to a seven bedroom bed and breakfast. This is in the process of being fitted out and features exposed oak beams and underfloor heating. Two of the en-suite bedrooms are partially finished.

There is potential to further increase the number of letting bedrooms and convert the whole of the accommodation to a boutique hotel (STP). Currently at the second fix stage, new owners will have the opportunity to capitalise on the opportunity to provide letting accommodation whenever a major event is held at the facility, the nearby Newark Showground or major distribution centres at the Newark hub. This could potentially include the swimming pool and spa facilities.

The partially rendered and refurbished eight bedroom owners' accommodation comprises two reception rooms, a farmhouse kitchen with underfloor heated flagstone flooring, with an adjoining utility/boot room. The large extension is at second fix stage and includes three of the eight bedrooms, swimming pool base, gym area, lounge and snooker room. There is also a walled patio adjoining the kitchen leading to the private gardens at the rear leading to an old orchard which could be suitable for the development of a tennis court.

This could also potentially be integrated into any hotel development (STP) to maximise the number of letting bedrooms and facilities or alternatively the whole 10,000 square foot extension could be incorporated to the existing owner's accommodation.

The Newark area is known for a lack of hotel rooms and the high number of visitors to the area, along with the venue itself, provide a great source of potential revenue. The Oakridge Arena itself is a great source of potential revenue for events, coupled with the Newark and Lincolnshire showgrounds and extensive business development hubs within five miles of the site.

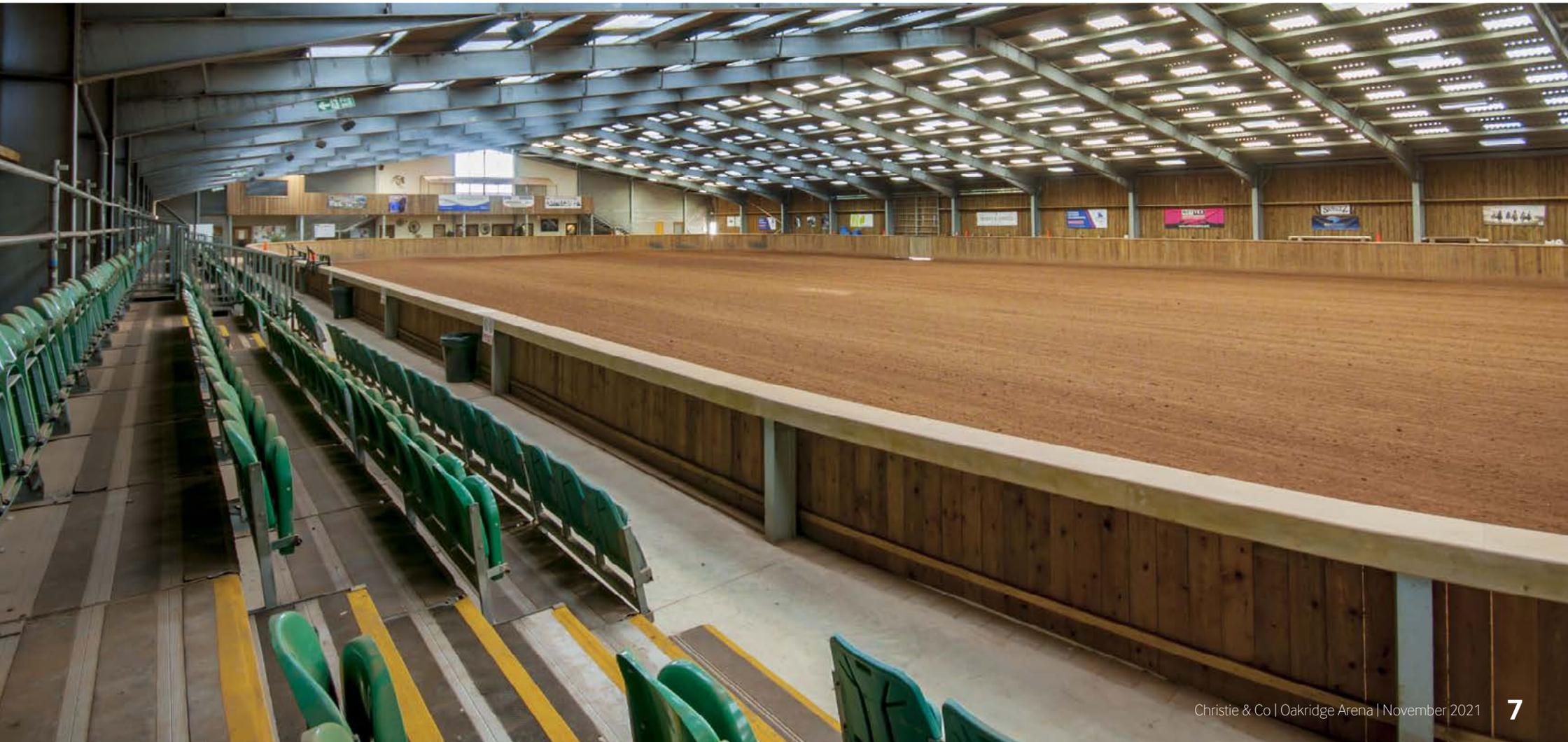


## Oakridge Arena

The Oakridge Arena is an exceptional indoor events arena of steel portal frame construction. It benefits from rainwater harvesting and insulation of the ancillary buildings.

Whilst the arena has been predominantly used for equestrian clinics, shows and events, the versatility of the 80 x 40 metre floor space lends itself to many uses. The surface can be easily overlaid to provide hard standing for any number of purposes. Marquee lining can also be wire hung to provide an indoor weatherproof back drop for weddings or shows with dining and special occasions. Craft fairs, product launches, indoor sporting events can all be hosted at the Arena.

Complementing the arena is the adjacent restaurant, bar and courtyard which seamlessly links to the arena space.



## The Opportunity

Having been built up by our clients since acquired in 2002, The Oakridge Arena at Holme Farm is a highly regarded and internationally renowned equestrian facility.

The vendor is prepared to split the site by selling the arena, the associated facilities and approximately 47 acres of land in isolation. The private house, B&B and paddock, comprising approximately five acres in total, would remain under the existing ownership. For further information please contact the sole selling agents.





## Fixtures and fittings

We understand that the trade fixtures and fittings are owned outright and will be included within the sale.

## External details

The site is set in approximately 52 acres and features significant amounts of agricultural land and paddocks. The site also has car parking as well as separate public and private entrances.

## Tenure

The premises are for sale on a freehold basis with vacant possession.





## Regulatory

## Contact

Premises License

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