

**SEECHEM EQUESTRIAN CENTRE, ROWNEY GREEN LANE,
ALVECHURCH, WORCESTERSHIRE.**
Well Established Equestrian Centre, Enjoying Central Location.

SITUATION

Rowney Green 1.5 miles, Alvechurch 2 miles, Redditch 6 miles, Birmingham 12.5 miles, Solihull 13.5 miles, Warwick 20 miles, Stratford-upon-Avon 23 miles, Royal Leamington Spa 23 miles, Worcester 24.5 miles, Royal Leamington Spa 23 miles, Cheltenham 50 miles.

Mainline Train: Birmingham 12.5 miles

International Airport: Birmingham 17.5 miles.

Competition Centres Solihull Riding Centre 11.5 miles, Stourport Riding Centre 25 miles, Allenshill Equestrian 27.5 miles, Dallas Grounds 30 miles, Weston Lawns 31.5 miles, Onley Grounds 39.5 miles, Hartpury College 47.5 miles,

Seechem Equestrian Centre is situated on the outskirts of the village of Rowney Green and enjoys a rural setting with views across open countryside. The property benefits from excellent communication links with the M5, M6, M42 & M40 motorways all within easy reach, providing access to the Midlands, London and the South.

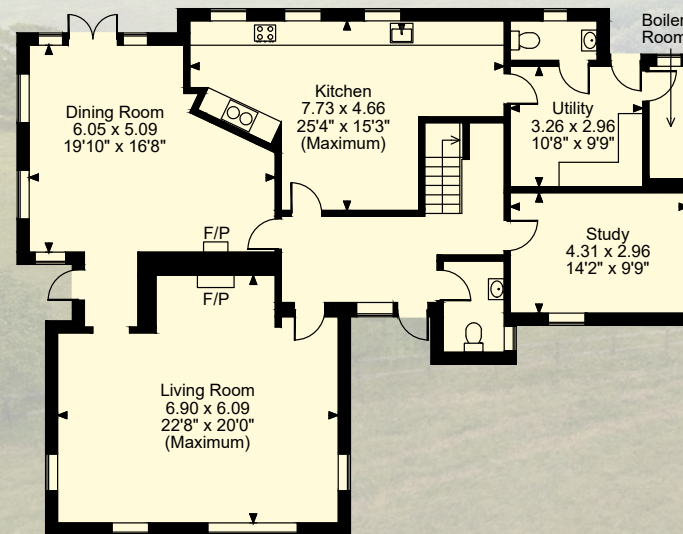
Education There is an excellent range of private schools in the area including Bromsgrove School, Warwick and King's High at Warwick, Arnold Lodge at Leamington Spa. Secondary education is available nearby in Bromsgrove, Redditch and Solihull. For more details see www.isec.co.uk for independents and www.warwickshire.gov.uk for state schools' information.

Local, Sporting & Recreational The village of Rowney Green offers chapel, public house and village hall with the village of Alvechurch offering dentist, doctors, children's nursery, primary school, pub, restaurants and railway station. Further shopping and amenities are nearby in the county towns of Redditch, Royal Leamington Spa, Solihull, and Warwick provide a good range of shopping, sporting, cultural and educational facilities including several popular tourist attractions such as Warwick Castle and Royal Shakespeare Theatre. A more comprehensive range of services can be found in Birmingham and National Exhibition Centre.

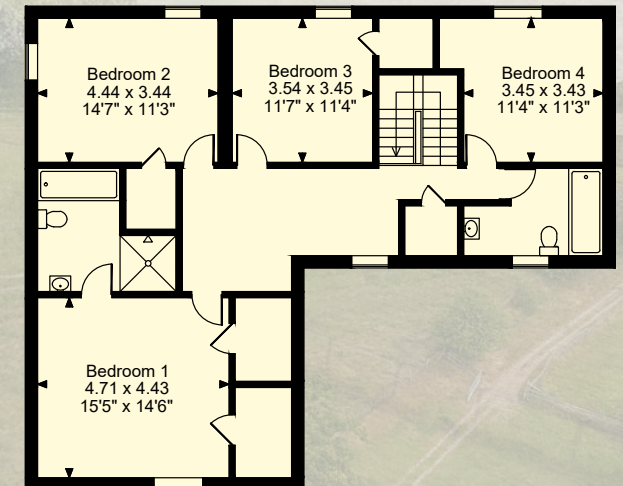
Good walking, cycling and outriding opportunities abound from the property into the surrounding countryside. Horseracing is at Warwick, Worcester, Stratford-upon-Avon & Cheltenham. Local Hunts include the Worcestershire, Croome & West Warwickshire, North Cotswold and The Ledbury. Golf is available at Redditch, Solihull, Warwick and Stratford upon Avon.

Seechem Equestrian Centre, Rowney Green Lane, Birmingham

Approximate Gross Internal Area
Main House = 2786 Sq Ft/259 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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SEECHEM HOUSE

is a timber frame 4-bedroom house, under tiled roof built in 1985, offering spacious accommodation.

- Fitted kitchen/breakfast room
- Sitting room, dining room,
- Study, hallway, downstairs cloakroom.
- Utility, store/boiler room
- Master bedroom with en suite
- Three further bedrooms and family bathroom.

Entrance is via hallway with gallery landing above and doors leading off to all the principal rooms and stairs to the first floor. The kitchen is fitted for range of cupboards, with Aga (LPG gas) and built in hob & cooker and fridge. Door leads off into the utility with door to the outside, and door to the boiler room/store with the LPG boiler. The sitting room is spacious with wood burner, archway leads through into the dining room with wood burner with both patio doors and single door to the outside. The study is fitted with shelving.

First floor the Master bedroom with en suite including both bath and shower, there are three further bedrooms and family bathroom.

To the front of the house is gravelled parking area and lawn with further lawned area to the rear with patio and water feature.



SEECHEM EQUESTRIAN CENTRE

Situated in private rural setting Seechem Equestrian Centre has been in the ownership of the same family for the last 45 years and is presently operated as a livery and competition centre. The current successful business could be continued or there is potential for diversification to a holiday let business, wedding venue or for agricultural/horticultural purposes.

- Timber framed 4-bedroom house.
- 20m x 40m indoor arena, 20m x 45m outdoor arena
- Main yard 17 stables, with tack room.
- Second yard 9 stables with rug room, wash box, tack room.
- Further three brick-built pony stables with planning potential.
- Former old dairy building currently stables, laundry and feed room.
- Barn (original indoor), youngstock stud barn, Claydon 4 horse walker.
- Office with staff room.
- Mobile home
- WC block
- 3 Bedroom bungalow available by separate negotiation.



The property is entered via tarmac drive with paddocks to the right, which leads into the main yard with parking for several vehicles and lorries. The house is situated to the left-hand side with the outdoor arena (20m x 45m) in front of house. There is a stone track going to the far side that leads round into the main stable yard. This comprises of 17 timber-built stables, with large tack room and feed room. The second yard is situated behind and is on concrete block construction with 9 stables, wash box, secure tack room. Across from here is the office with staff room which along with the detached red brick 3 pony boxes, and the old dairy, which is currently, laundry, feed room, workshops and stables, are all blending themselves for planning potential for staff or holiday accommodation, subject to planning approval. There is an indoor school (20m x 40m) with Andrew Bowen surface and viewing gallery. The local RDA group use the indoor on a weekly basis. Beyond the arena is the youngstock stud barn divided into 4 pens, all weather turnout paddock, Claydon 4 horse walker and barn, which was the original indoor arena, but now used for stabling and fodder storage. The 2-bedroom mobile home is to the side of arena. In total there is stabling for 37 horses with many of the boxes being 12 x 12.

The land mainly lies to the rear of the property and is fenced with natural hedges, post & rail and electric fence. There is a natural stream running through the furthest field and an access way to Rowney Green owned by the vendors and which will be included with the sale.



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

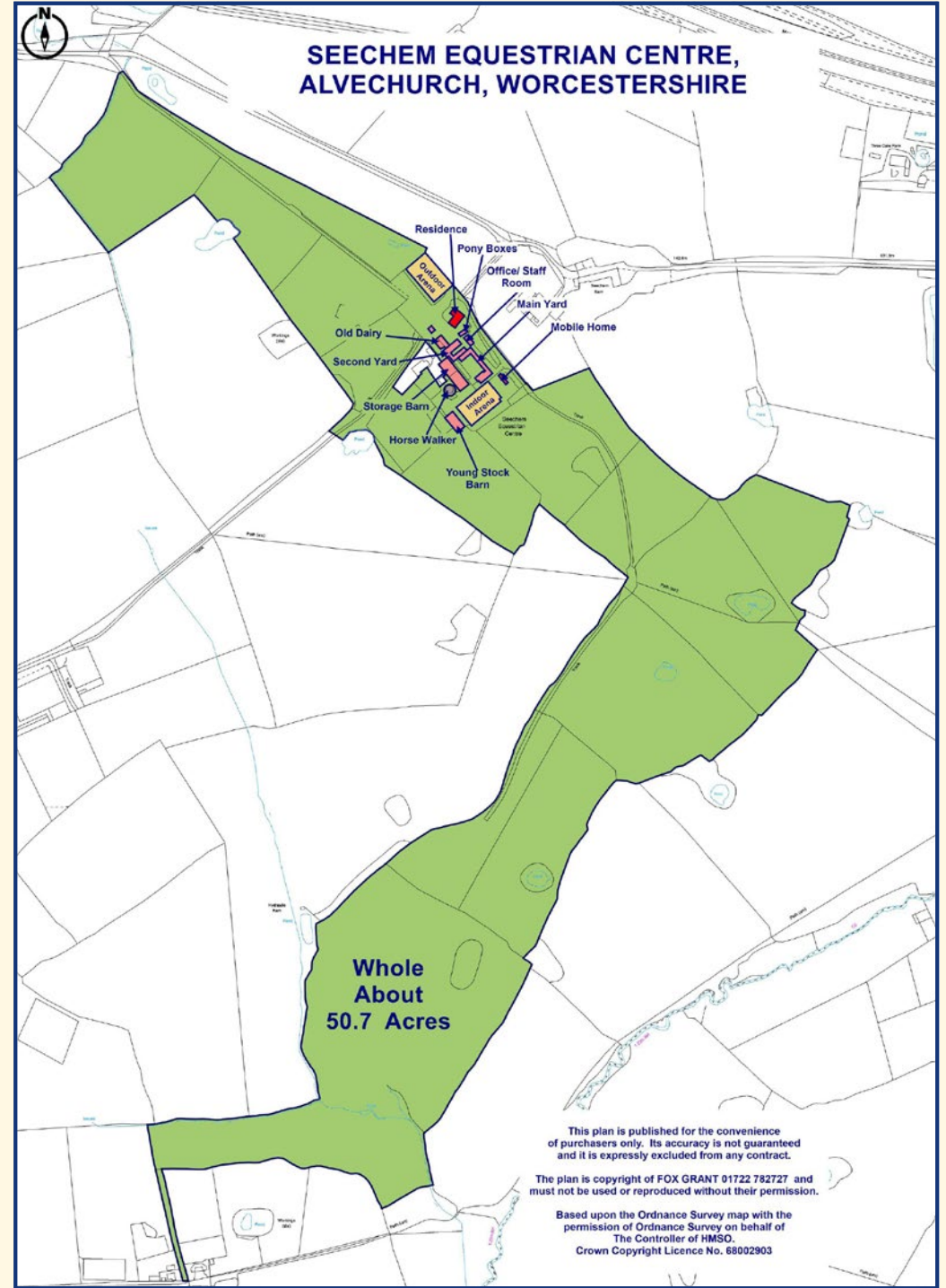
Services: Mains water and electric, private drainage. LPG Gas, Broadband speed: download 65.97 & upload 28.49. Current suppliers EDF electric & Waterplus for Water.

Local Authority: Bromsgrove District Council 01527 881288

Council Tax: G 3762.95 (2024/25)

Tenure: Freehold with vacant possession.





VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William Fox Grant



Fox Grant

**SEECHM
EQUESTRIAN CENTRE
B48 7EL**

DIRECTIONS

From motorway roundabout take A441 signposted to Birmingham (if coming from Bromsgrove 1st exit), At next roundabout take 1st exit on to B4120 signposted Redditch, at the next roundabout take 2nd exit signposted Redditch & Alvechurch. Proceed to through Alvechurch village and continue straight over two mini roundabouts with Red Lion pub on right. Turn left into The Square by lay by & shops on to Radford Road proceed for 1 mile taking first right into Rowney Green Lane. After 1 mile Georgian house on left and then look left concrete pillars at end of the drive with "Seechem Equestrian" sign on.

Postcode: **B48 7EL**

WHAT3WORDS

keys.mice.crisp

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**