



## SITUATION

Telford 6.5 miles, Shawbury 7 miles, Shrewsbury 11.5 miles,  
 Baschurch 18 miles, Oswestry 29.5 miles, Whitchurch 21.5 miles,  
 Cheshire 43 miles,

**Airport:** Manchester Airport 64 miles, Birmingham Airport 50 miles

- 2 Bed Willerby Park Home
- Top Yard of 6 Stables, Office & Tack Room.
- Licenced yard of 6 Stables, Gym, Fodder and Washdown.
- Horsecwalker, turnout pen.
- 1 Bed Holiday Cottage with Cover Patio.
- Planning Permission for 4 Bed House – TWC/2023/0656
- Private yet accessible location.
- Rural views.

Grounds to about 3.16 Acres.

**Rushmoor Stud** is situated just outside of the village of the historic village of Bratton along country road. Rushmoor Stud was designed and built by the current owner and offers well appointed stabling for either stud, veterinary practice or leisure and tourism.

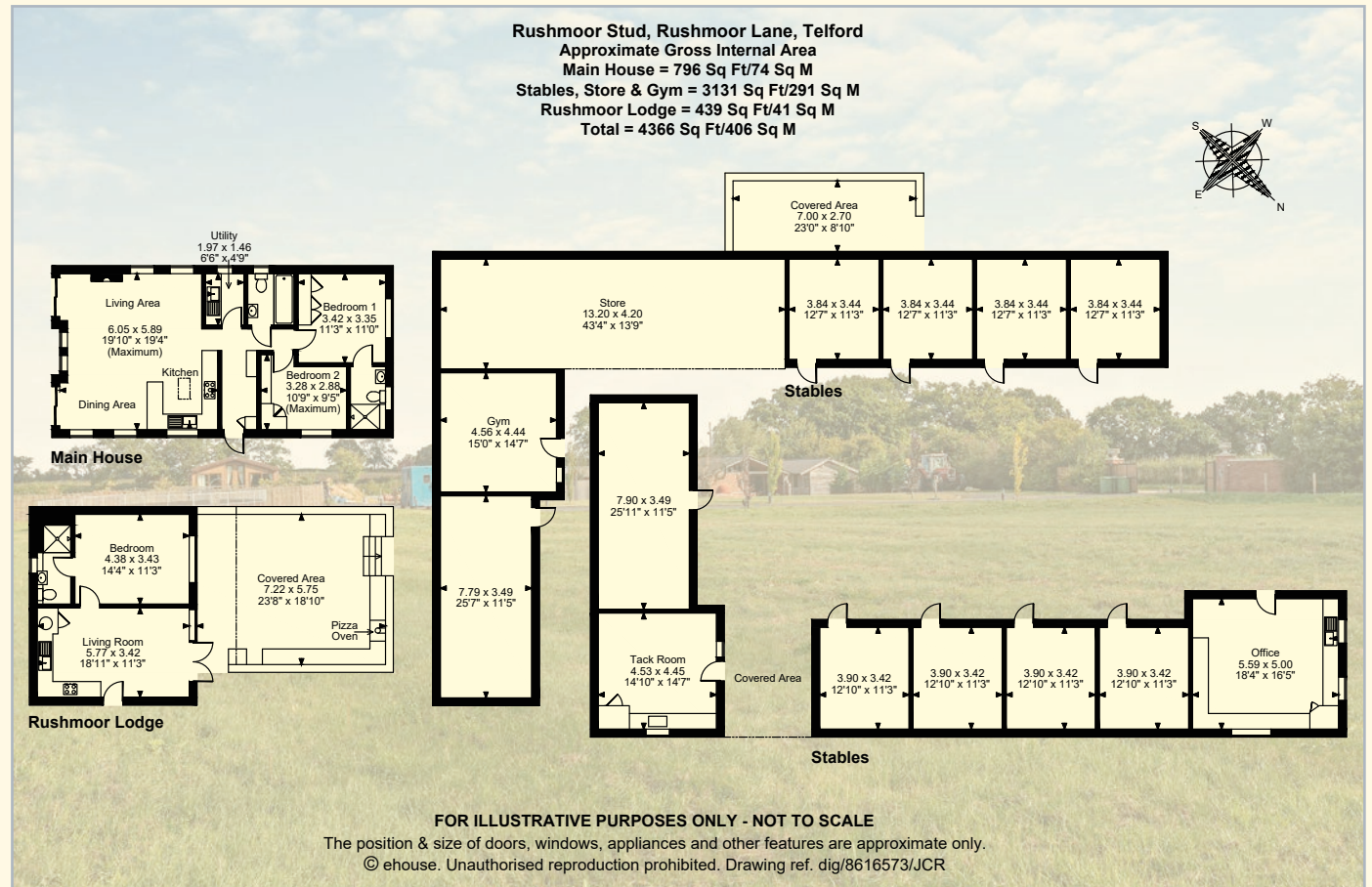
**Education** There is an excellent range of both public and private schools in the area with Primary & secondary school education at Bratton and Telford. There is significant range of independent schools including: Harper Adams College, Moreton Hall, Shrewsbury School and Wrekin School. For Independents see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.shropshireshire.gov.uk/education-and-learning/find-a-school](http://www.shropshireshire.gov.uk/education-and-learning/find-a-school).

**Local, Sporting & Recreational** he town of Telford offers good range of independent shops, churches, public houses, restaurants, leisure centres, dentists, and doctors. Further amenities including theatres, restaurants and shopping are available at Chester, Shrewsbury, or Manchester.

The surrounding area provides a wealth of sporting and recreational opportunities, within the Shropshire Hills, with part of the land forming part of the "Offas Dyke" which itself encourages visitors to the area. Excellent walking and cycling opportunities abound from the property with good out riding. Horse Racing is at Aintree, Bangor, Chester & Ludlow. Local Hunts include The North Shropshire and Wynnstay Hunts. Within easy driving distance include Radfords Equestrian, Cavalier Centre, Kelsall Hill Equestrian, Southview Equestrian Centre, Somerford Park & Aintree Equestrian Centre. Quiet hacking is readily

## RUSHMOOR STUD

RUSHMOOR STUD is a well located with views over open Countryside making it a lovely setting for private family home, equestrian, veterinary or holiday business. The property is approached via a quiet country lane. On entering the property, you drive into yard with the buildings set out in a courtyard setting.



The Willerby Park Home offers spacious modern open plan living with fitted kitchen, dining area and living with patio doors out on to a decking area with views across the land. There are 2 double bedrooms with Master bedroom with en suite and twin bedroom, family bathroom and utility room. There is grassed area around the home with parking and drive to the front. Across from the residence is the block built and oak wood clad stable yard.

## OUTSIDE

Stable yard is divided into yards, the top yard offers 5 12" x 12" boxes and foaling box with cameras. Spacious office with kitchenette and spacious tack and rug room. The bottom yard is accessed through wooden gate and this part of Rushmoor stud holds Racehorse training licence, consists of five 12" x 12" boxes, foaling, fodder and feed store and gym.

To the rear of the stables is the 5-horse covered horsewalker, with area beyond which previously had lunge pen. The land mainly sweeps to the front of the property with turnout pen, pond and further paddock.

There is planning permission granted for 4-bedroom house TWC/2023/0656.

## RUSHMOOR LODGE HOLIDAY LET:

Offers spacious modern one bedroom holiday cottage, Rushmoor Lodge in Rushmoor | Cottages.com with patio doors leading out on the outdoor kitchen area with granite kitchen surface with pizza oven and seating for several people. The current owners have used the area for corporate days. From the area steps lead up to a area grassed area, with stone track into the yard.

## 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.

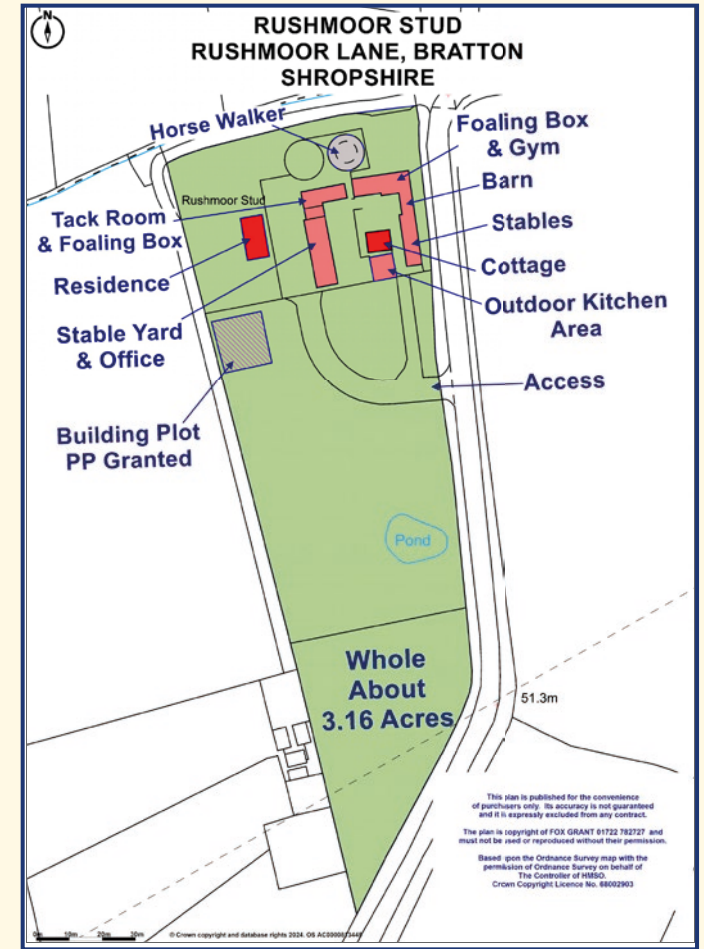
**Local Authority:** Telford & Wrekin Council 01952 383977

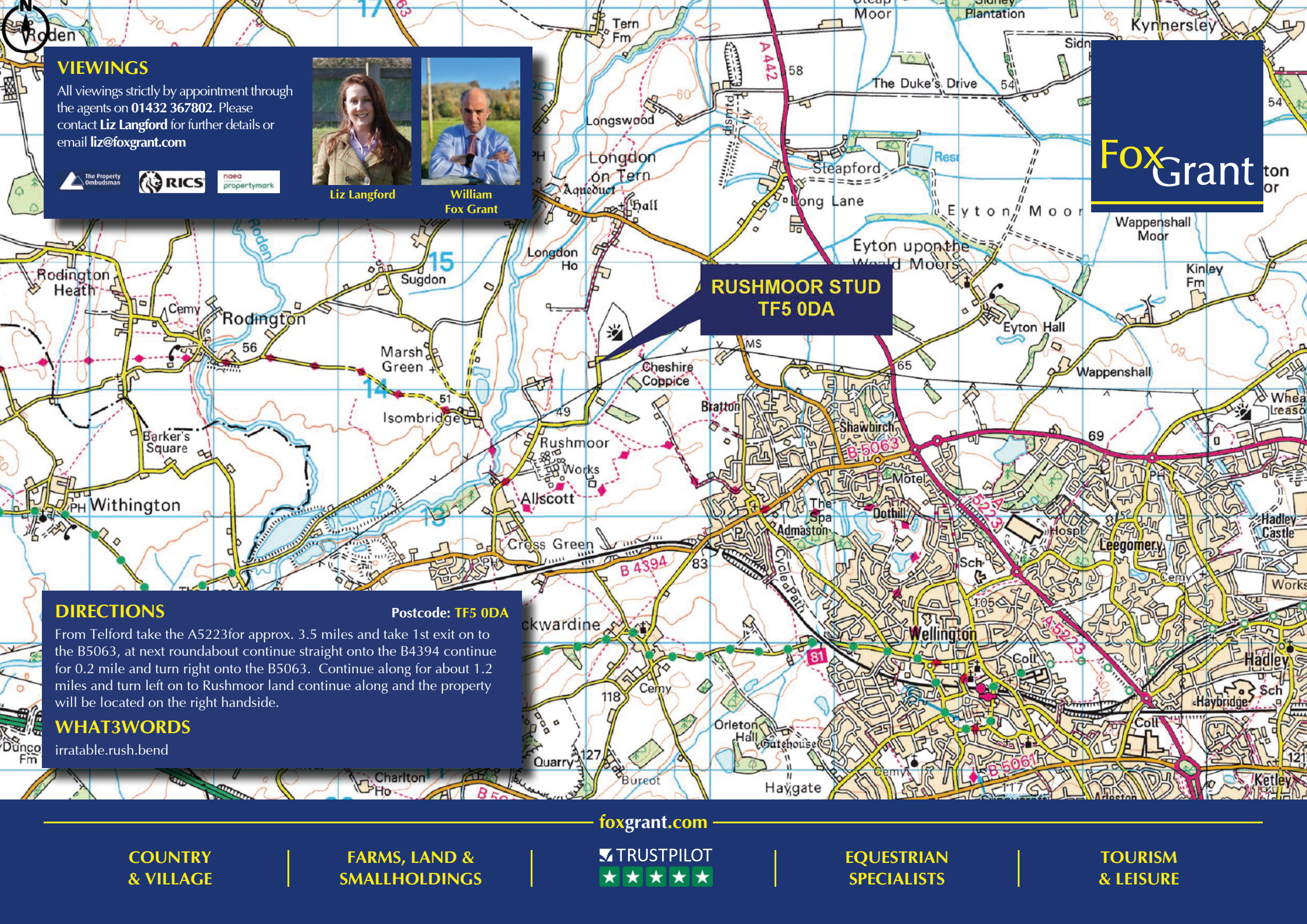
**Council Tax:** A

**Services:** Mains electricity & water, LPG Gas

**Tenure:** Freehold with vacant possession.

**Fixtures & Fittings** Unless mentioned specifically by separate negotiation.





### VIEWINGS

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



Liz Langford



William Fox Grant



**RUSHMOOR STUD  
TF5 0DA**

**DIRECTIONS** Postcode: TF5 0DA  
From Telford take the A5223 for approx. 3.5 miles and take 1st exit on to the B5063, at next roundabout continue straight onto the B4394 continue for 0.2 mile and turn right onto the B5063. Continue along for about 1.2 miles and turn left on to Rushmoor land continue along and the property will be located on the right handside.

**WHAT3WORDS**  
irritable.rush.bend

[foxgrant.com](http://foxgrant.com)

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