



Grange Court  
Stoke Heath | Shropshire





# Grange Court

Helshaw Grange, Stoke Heath  
Shropshire, TF9 2JP

An outstanding equestrian premises with professional training facilities for a wide range of equine disciplines, within a self-contained private Estate.

- Large five-bedroom barn conversion with 3-bath/shower rooms
- Kitchen, dining room, living room, utility, pantry, cloakroom
- Private gardens, parking and patio off living room
- 13 internal stables, wash box and rug room
- Tack room and storage area
- Washing machine point and hot water supply

*Shared use of all equestrian facilities on site:*

- 6-furlong straight, all-weather gallop with incline
- 3-furlong all-weather, flat canter circle
- 30m x 60m outdoor manege
- 5-horse walker & indoor lunge ring
- Sole use of grass turnout paddocks approx. 11.84 acres
- Professional use required – No DIY or Part Livery

Approximate distances (miles):  
Market Drayton 2m | Whitchurch 10m  
Newport 10m | Shrewsbury 15m  
Telford 17m | Birmingham 45m





TO LET - £2,550pcm

Bottom Yard – £1,300 + VAT

House - £1,250 pcm (No VAT)

### Description

Grange Court is a sizable 5-bed barn conversion on the private Estate known as Helshaw Grange, located just outside the village of Stoke Heath near Market Drayton in rural North Shropshire. Helshaw Grange has developed a host of excellent equestrian facilities that are all available on the self-contained site (details listed below) and as such, there is scope to accommodate a range of equestrian businesses. Previous/current uses include licensed Racehorse Training, Eventing, Show Jumping, Dressage, Pre – Training, Breeze up & Sales Preparation, Breaking -in, Rehabilitation and Breeding. There is excellent access to the A41 for travel North to the M53/M56 & South onto the M54. The nearby A53 between Market Drayton and Shrewsbury gives excellent access both East & West.

### Facilities

The stable yard known as 'Bottom Yard' has 13 internal stables within a self-contained barn and includes a separate wash box, rug room and a tack room. There is a washing machine point and sink to one end with hot water supply that also feeds the wash box, the tack room is to the other end of the barn. There are numerous power points, and the barn is fully lit with strip lights and external flood lights.

Bottom Yard has its own designated paddocks which all have automatic water troughs and mains electric fencing connected throughout.







In all, the land equates about 12 acres and is usable all year-round (extreme weather excluded) due to the sandy nature of the soil type.

There is a further stable yard barn available with 14 internal stables, if required – POA.

There are 4 other professional stable yards working from the Estate at Helshaw Grange and all parties have unlimited and easy access to the following shared facilities on site:

- 6-furlong straight sand and fibre gallop with incline
- 3-furlong sand canter circle on the flat
- 60m x 30m manege with sand and rubber surface having secure wooden perimeter fencing
- 5-horse walker
- Indoor lunge arena
- Muck removal trailer
- Riding routes around the Estate

### Accommodation

Grange Court is a spacious 5-bed barn conversion with a number of original features over 3 floors of brick construction with a slate pitched roof. At ground floor level, the main entrance leads into a utility & boot room with fitted cupboards for coats and storage, under counter space for a washing machine and tumble dryer. Tiled flooring goes through the utility, pantry, boiler room and downstairs shower room. From here, you then come to the spacious dining reception hall with real oak flooring and doors to the parking and side garden.





The kitchen has a freestanding electric rangemaster cooker, base and wall mounted units with a *Belfast* sink under the window, overlooking the side parking area and garden. The spacious living room has a wood burning stove and French doors off to the rear garden and patio area.

At first floor level, there is a master bedroom with dressing area and en-suite bathroom, triple aspect windows and real wood floor. Two further bedrooms and the family bathroom are at this level off the galleried landing. The second floor comprises two bedrooms and a bathroom.

### Lease Terms

A new commercial Lease agreement for any business use. The Lease will be excluded from the security provisions of the Landlord and Tenant Act 1954.

Deposit – Equal to two month's rent held as a rent deposit deed

Rent – Payable monthly in advance

Bottom Yard – £1,300 + VAT

House - £1,250 pcm (No VAT)

Total - £2,550.00 + VAT where applicable.

Term – Long term Lease preferred

### Insurance

The Landlord will insure the buildings.

The Landlord has Public Liability Insurance and any ingoing Tenant will be required to have their own Public Liability Insurance prior to the start of any Lease agreement.

Tenant to insure their contents.



## Services

Mains water and electricity

Mains electricity sub-meter for the stable yard

Private drainage via a shared septic tank

## Local Authority

Shropshire Council – [www.shropshire.gov.uk](http://www.shropshire.gov.uk)

The Tenant is to pay Business Rates and Council Tax via the Local Authority

Council Tax: Band E (£2,213.03 per annum 2020/21)

Business Rates: Rateable Value = £6,400.00

Small Business Rates Relief may apply.

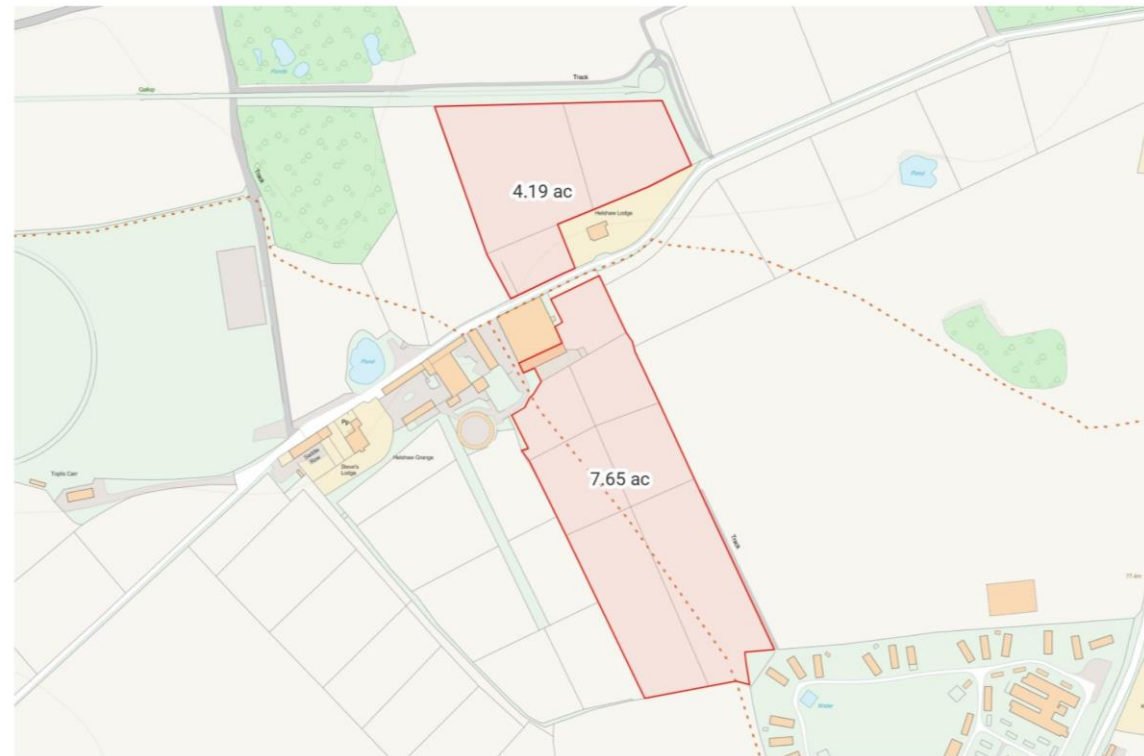
## Directions

Heading South along the A41 from Whitchurch to Newport, head straight across the Tern Hill Roundabout where the A41 meets the A53 and continue along the A41 for about a further mile. On leaving the 40MPH zone, turn right for Stoke Heath on Warrant Road, proceed down here for approximately one mile the main gate for Helshaw Grange will be on the right-hand side. Proceed through the electronically operated gates and follow the drive all the way down to the buildings on the left-hand side. Grange Court is the barn conversion on the far left.

## Grange Court



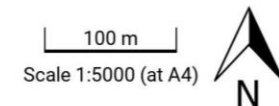
The land app



Produced on Mar 2, 2021.

© Crown copyright and database right 2021 (licence number 100059532).

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.



Shropshire (Head Office)

Franks Barn

Preston on Severn

Uffington

Shrewsbury, SY4 4TB

01743 709249

Cheshire

Handley House

Norbury Town Lane

Whitchurch

Cheshire, SY13 4HT

01948 666695

Website:

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

[jackson-property.co.uk](http://jackson-property.co.uk)

Email

[info@jackson-property.co.uk](mailto:info@jackson-property.co.uk)

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.