



Rosewood Stables  
Ellerdine, Shropshire



# Rosewood Stables

Ellerdine, Telford, Shropshire,  
TF6 6QN

A superbly located equestrian premises, with stabling and development potential subject to obtaining PP. set amongst approx. 2 acres mature grass pasture.

- A superbly located equestrian premises
- Excellent setting amongst unspoilt countryside
- Conveniently positioned in within fantastic riding country with quiet outriding
- A modern construction brick stable range, with 5 stables, day room and store facilities
- 2 acres of fenced pasture with individual turnout

### Distances (Approx. Miles)

Newport (Shropshire) 11 m | Shrewsbury 12 m | Telford  
12 m | Market Drayton 13m  
Whitchurch 19 m | Birmingham 43 m

### Situation

Rosewood Stables offers for sale the freehold ownership of a well-positioned private equestrian premises. situated in the idyllic unspoilt countryside of North Shropshire, the equestrian yard provides a fantastic opportunity for private and business use. The property is easily accessible via quiet country lanes, benefitting from excellent outriding. The area is easily accessible via the A53 from Shawbury and would provide a good base for somebody seeking to operate a small scale equestrian business, being within reaching distance of excellent venues including Aintree Equestrian Centre, Kelsall Hill, Somerford Park, Llanymenech, Myerscroft College, Cholmondeley and Bolesworth to name a few.



This equestrian yard is centrally situated in the country of the North Shropshire, with adjacent packs being The Cheshire to the north, North Staffordshire and Albrighton & Woodland Hounds to the east, and Sir Watkin William Wynn's to the west of the country; The South Shropshire are within easy travelling distance via the A49 south of Shrewsbury.

### Equestrian facilities

The stables, of brick construction, with concrete flooring and box profile metal roof provides five individual stables with a good outlook towards the paddocks. There is a feed/day/tack room with additional upstairs.

Further to the main stable building, is an additional L-shaped timber constructed storage/stable building, with concrete base, which currently houses bedding/fodder with an open fronted section and would be useful for machinery or as an additional wash box.

### Services

Mains water. Toilet & wash facilities drained to a septic tank.

### Agents Note

The sale of the property will be subject to an 25% overage covenant for 15 years, for residential development, for the increase in value upon grant of planning consent.

### Local Authority

Shropshire Council

### Viewings

Strictly by prior appointment with the sole agents Jackson Property on 01743 709249.





Shropshire (Head Office)  
Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB  
Contact Number: 01743 709249

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