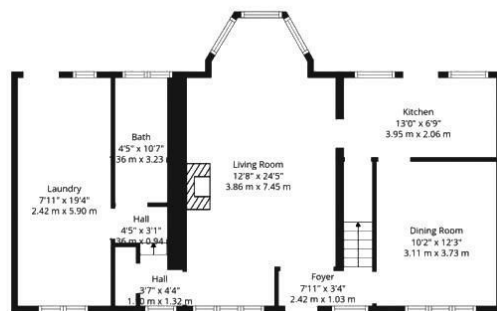
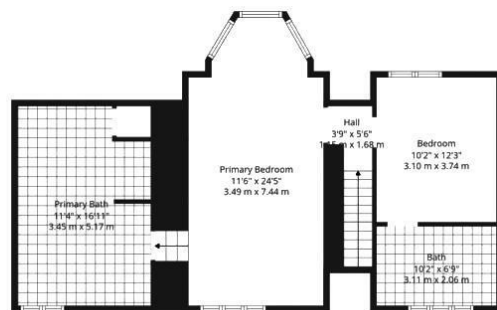


## St. Ives Equestrian Centre, St. Ives Estate Keighley Road, Harden,

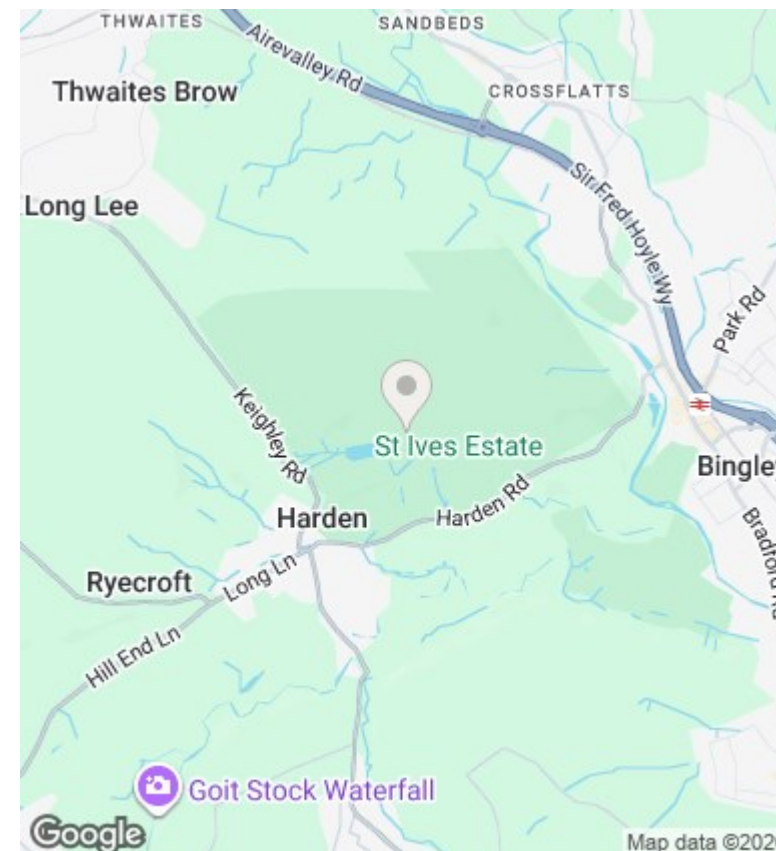
**Asking Price £1,300,000**

- GRADE II LISTED EQUESTRIAN CENTRE & SUBSTANTIAL FARMHOUSE
- SITUATED ON A PLOT OF TWENTY TWO ACRES
- INDOOR & OUTDOOR FLOODLIT ARENAS
- SUBJECT TO A THREE YEAR LEASE GENERATING AN INCOME OF £48,000 P/A WITH THE POTENTIAL TO INCREASE
- SET WITHIN THE HIGHLY REGARDED ST. IVES ESTATE
- 60 STABLES IN TOTAL- 30 MONARCH STABLES & 30 INDOOR STABLES AROUND THE INDOOR MENAGE
- EXTRA FEATURES INCLUDE HORSE SHOWER, SOLARIUM & HORSE WALKER
- LARGE PARKING AREA
- TACK ROOMS, HAY BARN, OFFICE SPACE & TOILET FACILITIES
- STAFF ACCOMMODATION



**TOTAL: 1584 sq. ft, 147 m2**  
 1st floor: 822 sq. ft, 76 m2, 2nd floor: 762 sq. ft, 71 m2  
 EXCLUDED AREAS: WALLS: 132 sq. ft, 12 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## Council Tax Band

C

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>50</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC