



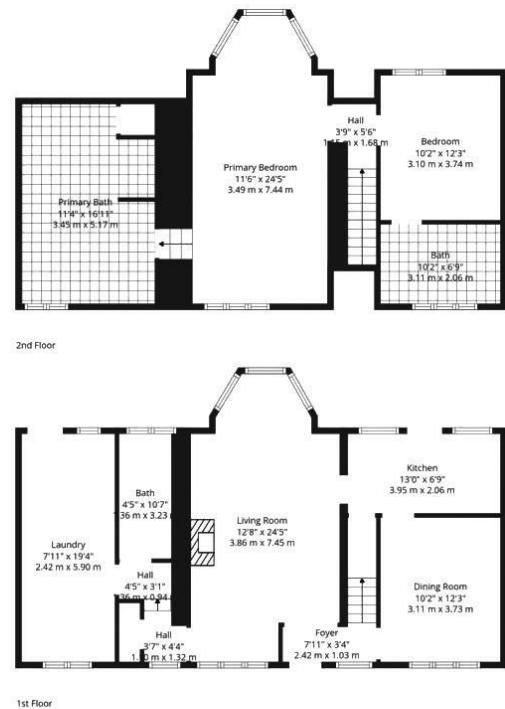
## St. Ives Equestrian Centre, St. Ives Estate Keighley Road, Harden,

**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

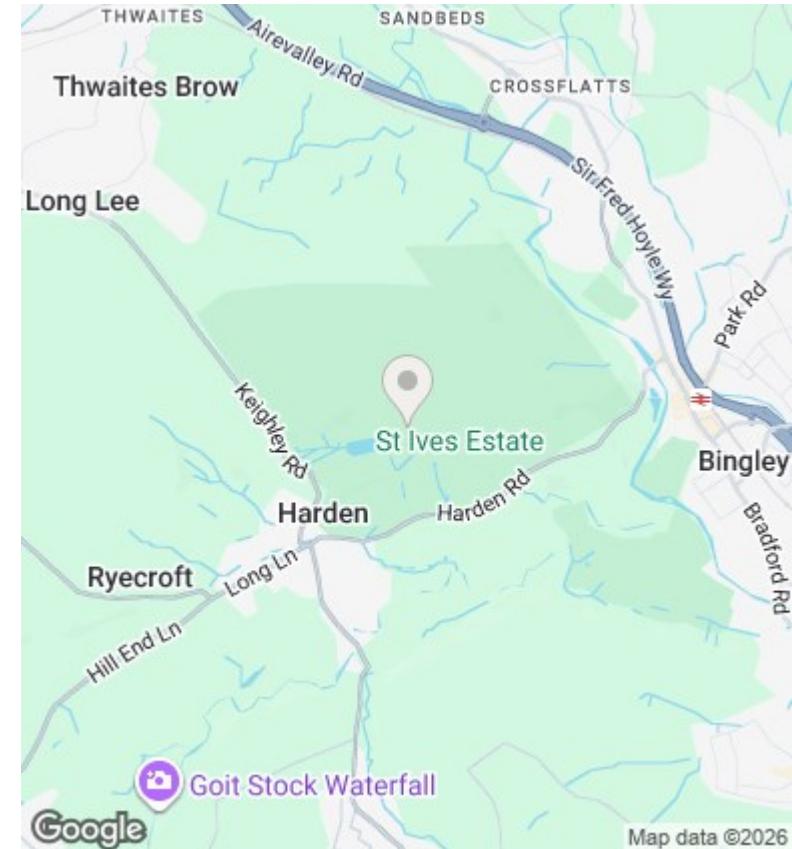
- SET WITHIN THE HIGHLY REGARDED ST. IVES ESTATE
- 60 STABLES IN TOTAL- 30 MONARCH STABLES & 30 INDOOR STABLES AROUND THE INDOOR MENAGE
- EXTRA FEATURES INCLUDE HORSE SHOWER, SOLARIUM & HORSE WALKER

- LARGE PARKING AREA
- TACK ROOMS, HAY BARN, OFFICE SPACE & TOILET FACILITIES
- STAFF ACCOMMODATION



**TOTAL: 1584 sq. ft, 147 m<sup>2</sup>**  
 1st floor: 822 sq. ft, 76 m<sup>2</sup>, 2nd floor: 762 sq. ft, 71 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 132 sq. ft, 12 m<sup>2</sup>

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



Map data ©2026

## 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) A		91
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	