



Ashgrove Equestrian Centre,
Cousland, Dalkeith,
Mid Lothian.

Bradburne & Co



Dalkeith 3.5 miles

Haddington 14 miles

Edinburgh 11 miles

Musselburgh 4 miles

**Ashgrove Equestrian Centre,
Cousland, Dalkeith,
Mid Lothian**

**A MODERN EQUESTRIAN CENTRE WITH EXCELLENT
FACILITIES CLOSE TO EDINBURGH WITH EASY
ACCESS TO MAJOR URBAN CENTRES**

EXTENDING TO 49.25 ACRES (19.93 Ha) or thereby in all

Family home with 4 bedrooms

U-shaped stable block (20 loose boxes)

Claydon horse walker for 6 horses

6¹/₂ furlong all weather gallops

Grazing paddocks

Equine swimming pool complex

American barn with 11 loose boxes

Isolation loose boxes

Grass gallops

Scope for further expansion

Selling Solicitors

Johnson Legal Solicitors

22a Rutland Square Edinburgh EH1 2BB

Tel: 0131 622 9222
david@johnsonlegal.co.uk
www.johnsonlegaledinburgh.co.uk

Sole Selling Agents

Bradburne & Co

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399
info@bradburne.co.uk
www.bradburne.co.uk

GENERAL DESCRIPTION

Ashgrove Equestrian Centre was first constructed in the early 2000's with the intention of building race horse training facilities in the north of the UK.

In the recent past it has successfully operated as a race horse yard with excellent facilities including an equine pool, 38 loose boxes, family home, storage sheds, horse walker and 6¹/₂ furlong all weather gallops. Some of the grazing has not been fenced to allow grass gallops from the lowest point on the Centre.

Planning permission did exist for further development although this may have lapsed.

In all, it provides a great starting point for a new owner to create a fine establishment with all the major capital items already catered for.



LOCATION

Ashgrove Equestrian Centre is located 300 metres from Cousland Village and convenient for Dalkeith bypass leading to the central motorway network. Edinburgh itself is only 5 miles away and Musselburgh is only 4 miles to the north.

It is extremely well placed to serve the horse racing industry across Scotland and the north of England.

DIRECTIONS

From the A720 Edinburgh bypass turn off onto the A68 Dalkeith by pass signposted to Jedburgh. Continue south on the A68 up the hill and turn left onto the A6124 to Musselburgh. After ¹/₂ mile there is a junction on the right to Cousland. Turn right and immediately left, carry straight on through the gates into the centre. For route planning the postcode is EH22 2PJ.



MAIN HOUSE

A modern detached family home in an elevated position with veranda offering panoramic views of the centre.

The house extends over two floors with modern electric heating through wet radiators and efficient double glazing.

The ground floor comprises:

Sitting room, sun room, kitchen/dining area, double bedroom, single bedroom, shower room and utility room.

Upstairs at first floor level:

2 further double bedrooms, family bathroom and large decked veranda. Outside are paved terraces and gardens surrounded by a wall.

Adjacent to the house is detached double garage with further rooms at ground and first floor level.

EPC Band C.



EQUINE SWIMMING POOL COMPLEX

A steel portal framed shed (36.5m x 17m) which accommodates an equine pool, solarium, washing down area, offices, plant room, staff room, kitchen and ladies and gents WC's.

On the south lean-to extension are 5 loose boxes (3.5m x 3.5m) and a feed room. The west extension has a conservatory, kitchen, toilets and plant room.

STABLE BLOCK

East of the complex is a u-shaped stable block built by Saltire Stables with 20 loose boxes (3.5m x 3.4m) and four feed stores. Beyond the main stables are two isolation boxes and a lunging ring.

AMERICAN BARN

Situated to the south of the main building is an American Barn Stables in a timber portal framed shed (27m x 13m). Within the building are 11 Loddon loose boxes (4.4m x 3.65m), tack room, feed store, shower room and kitchen. Outside is a midden and hay barn.

HORSE WALKER

To the west of the American Barn is a purpose built horse walker. Built by Claydon of galvanised steel construction with capacity for 6 horses and fully electronic speed controls. The walker has a roof over the main ring.

GALLOPS

From the lowest point on the centre an all weather gallop of 6¹/₂ furlongs (1300m) extends. Along the north boundary. The gallops are wider than usual with racing rails and a gentle incline from start to finish.



STORAGE SHEDS

Two 3 bay telegraph pole barns provide usual storage for feed and general storage.

LAND

To the west of main building is a fenced area with drainage installed. The area is built as a manege but requires a proprietary surface to complete the arena.

Grazing paddocks range from holding areas to extensive grassland for use as grass gallops or further grazing.

FUTURE PROPOSALS

There has been previous planning permission granted for additional 3 houses, stabling, indoor arena and clubhouse. Any purchaser will require to satisfy themselves with regard to any future proposals with Mid Lothian Council. See website www.midlothian.co.uk.

WIND TURBINES

Two wind turbines are situated on the Centre. These are owned by a third party on a 25 year arrangement.

SERVICES

The purchaser will need to satisfy themselves as to services on site.

A mains electricity feed from Cousland village serves the wind turbines through a transformer and switch house on site. Note: Ashgrove Equestrian Centre is not presently connected to a mains electricity supply. Further details available whilst viewing.

The equine swimming complex has an LPG boiler but no bulk tank in place. The main house has all electric heating through a modern boiler to wet radiators and under floor heating. No mains supply exists.

MINERAL RIGHTS

In so far as they are owned, mineral rights are included in the sale.

SEPA

Ground water discharge consent exists with the Scottish Environmental Protection Agency. A ground survey has recently been undertaken and the seller has a copy at the centre.

SERVITUDE RIGHTS, BURDENS, WAYLEAVES, STATUTORY PUBLIC AND OTHER ACCESS RIGHTS

The property is sold subject to and with the benefit of all servitude and wayleave rights including rights of way, rights of access, whether private or public. The property is sold subject to the rights of public access under The Land Reform (Scotland) Act 2003.

RATES

Ashgrove Equestrian Centre has been assessed at a rateable value of £31,700.

SAFETY NOTICE

This is a commercial property and care must be taken when inspecting the buildings or land.

VIEWING

Strictly by appointment with the Selling Agents - 01334 479479

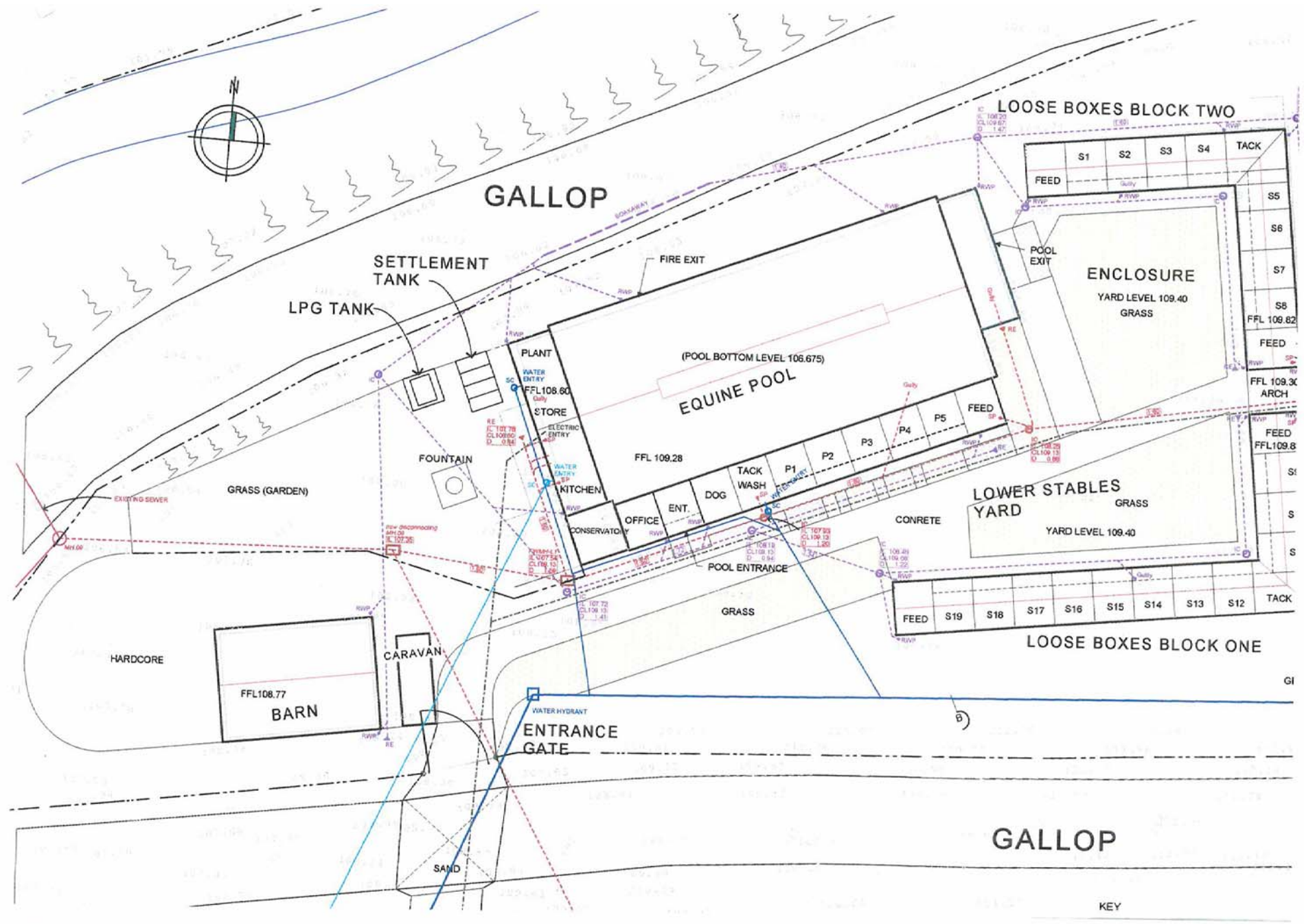
OFFERS TO:-

Bradburne & Co., 139 South Street, St Andrews, Fife, KY16 9UN. Fax 01334 474399.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2015 Licence Number 100010747.



LOOSE BOXES BLOCK TWO

FEED	S1	S2	S3	S4	TACK

ENCLOSURE

YARD LEVEL 109.40
GRASS

LOWER STABLES
YARD

GRASS
YARD LEVEL 109.40

FEED	S19	S18	S17	S16	S15	S14	S13	S12	TACK

LOOSE BOXES BLOCK ONE

GALLOP

KEY



