



CORRADEE STUD NOTTINGTON, WEYMOUTH, DORSET

An exceptionally well-presented Equestrian property in a stunning coastal location.

SITUATION

Nottingham ½ mile, Weymouth 2 ½ miles, Upwey 2 ½ miles, Dorchester 6 miles, Sherborne 25 miles.

Mainline Train Services: Weymouth to London Paddington 2 ¾ hours or Upwey to Waterloo and Bristol International Airports: Bournemouth, Bristol and Exeter International Airports within 1 ½ hours.

Corra Dee Stud is situated on the fringes of the picturesque village of Nottingham, which itself is on the outskirts of the coastal resort of Weymouth, gateway to the World Heritage Jurassic Coastline. Weymouth offers a comprehensive range of shops, marina and recreational facilities.

Education: There is an excellent selection of private schools in the area including Sunninghill Preparatory School in Dorchester, Milton Abbey, Bryanston and Sherborne boys and girls. For more details see www.isc.co.uk for independents and www.dorsetforyou.com for state schools information.

Local, Sporting & Recreational Facilities: Good hacking, walking and cycling opportunities abound from the property into the surrounding countryside with sailing and water sports available along the south Jurassic coast. Racing is at Wincanton, Exeter and Taunton. Local hunts include the Cattistock and South Dorset. Fishing can be enjoyed on the coast or many local rivers by licence. There are numerous golf clubs within motoring distance.

CORRADEE STUD

Situated in a rural location enjoying views over its own land Corra Dee Stud is an exceptional equestrian estate, in an attractive and accessible position, with multiple income streams. The property presents any purchaser further opportunities for business development, be they touristic or equestrian (stpp). Corra Dee House is a handsome stone bungalow, privately situated away from the cottages and outbuildings, which the present owners' have upgraded and enhanced with quality windows and flooring as well as a substantial area of exterior wood decking benefiting from fine views over the land. The property also benefits from a useful double garage.

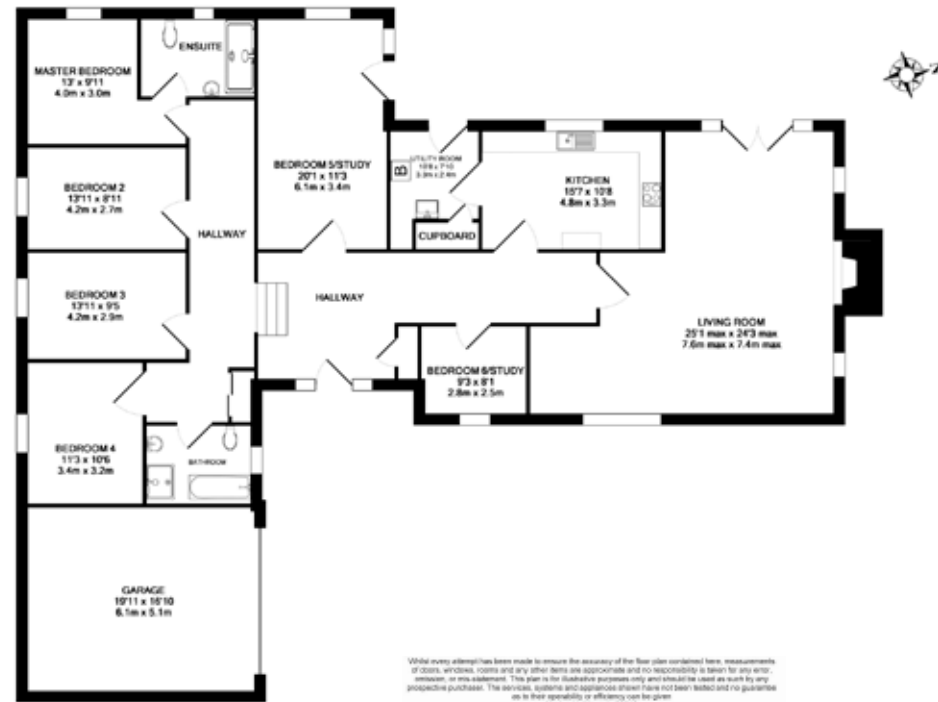
The accommodation is well presented and provides versatile family living with wooden floors, fine views and of particular note is the Contura wood burner which heats the house and water.

From the quiet lane, a tarmac driveway leads to the all parts of the property, on the right the fibre surfaced arena (25mx50m) and to your left the first of many outbuildings (part of which has permission for conversion into groom's accommodation), ample

Corra Dee House, Nottingham Lane, Weymouth, Dorset, DT3 4BH

House Approximate Gross External Area:- 184.92 sq m / 1990.46 sq ft

House Approximate Gross Internal Area:- 152.12 sq m / 1637.4 sq ft



parking and the row of three cottages and a little further on a private drive leads to Corra Dee House itself. Turning right just before the three cottages provides access on the left to the Mare and Foal Unit, complete with 7 large modern Sulzberger boxes, solarium, tack & feed rooms and two fibre surfaced turn out areas. On the right the road leads to two traditional stable blocks with tack room and staff areas in between. There are further pens with sand & fibre surfaces and two isolation stables, again with access to sand & fibre turnout. The majority of the fields on the property are fenced off with Tornado Horse Wire. There are some post and rails fences. All the fields have their own water supply.

CORRADEE HOUSE

The house extends to some 1990.46ft² (GEA):

- Spacious entrance hall accessed by stone steps
- Large, open Living/Dining room with feature fireplace and French windows opening onto large wooden decking area
- Family fitted kitchen with adjoining Utility room, large storage cupboard and access to back decking
- Bedroom/Office
- Master bedroom with En-suite bathroom
- Four further Bedrooms
- Family Bathroom
- Double garage and ample parking
- Fenced back garden with extensive wooden decking area and fine views over the land

A ROW OF THREE, TWO BEDROM HOLIDAY/ STAFF COTTAGES

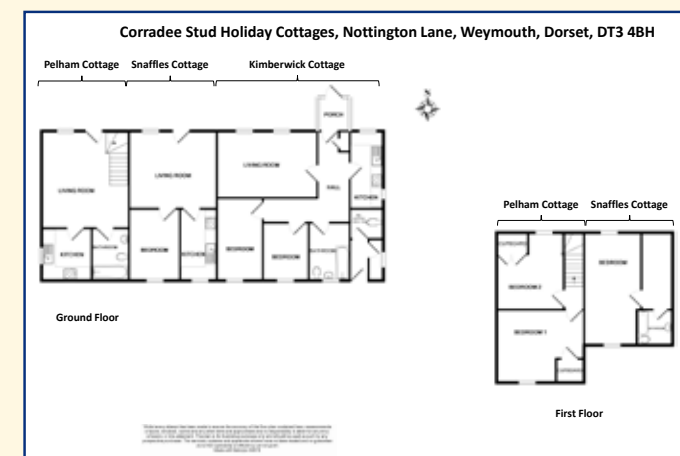
Cottages in various layouts but all containing:-

- Living/Sitting room
- Family Bathroom
- Two Bedrooms

To date conservatively producing income in the region of £40,000

EQUESTRIAN FACILITIES, BARN & OUTBUILDINGS

- Outdoor fibre Arena (25m x 50m)
- Ample parking and several large concreted yard areas with lorry turning
- Modern Mare & Foal Unit with 7 large Sulzberger loose boxes with automatic drinkers fed by a water system that can warm up the water. The Unit also includes wash down/solarium, tack room, kitchen/store with two fibre surfaced turnout areas either side. (3827 ft²)
- Large open fronted hay/tractor barn with two enclosed storage areas, one with Planning Permission for conversion into groom's



accommodation (WP/15/00838/FUL 23/2.2016) (4947 ft²)

- Large traditional stable block of 14 boxes, split in two by a large rug store/staff room (2420 ft²)
- Two isolation stables with fibre surfaced turnout area
- Horse walking round pen with fibre surfaced turnout (Horse Walker by separate negotiation)
- Open fronted machinery store (993 ft²)
- Three field shelters
- Breeze block surrounded muck area

LAND

Lying to the east of the house is a garden with large wooden decking area and lawn with a small pony paddock to one side. The rest of the land gently slopes away from the house and buildings to the River Wey, which runs through it and conveniently divides the land into two parcels. The river has been bridged for access, but there is also a right of access through neighbouring fields to the land on the opposite side of the river. The land comprises of well fenced permanent pasture.

In all the land amounts to some 30 Acres.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Health & Safety Given the potential hazards of a working farm we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around livestock and machinery. Children must be supervised by their parents on site

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate

Rights of Way A public footpath runs along the access lane as delineated on the location map or overleaf.

Authorities Weymouth & Portland Borough Council: Tel:01305 838 000
Dorset County Council: Tel: 01305 221 00

Solicitors Porter Dodson, Sherborne. Att, Ms Jenny Vaughan-Jackson. Tel: 01935 813 101

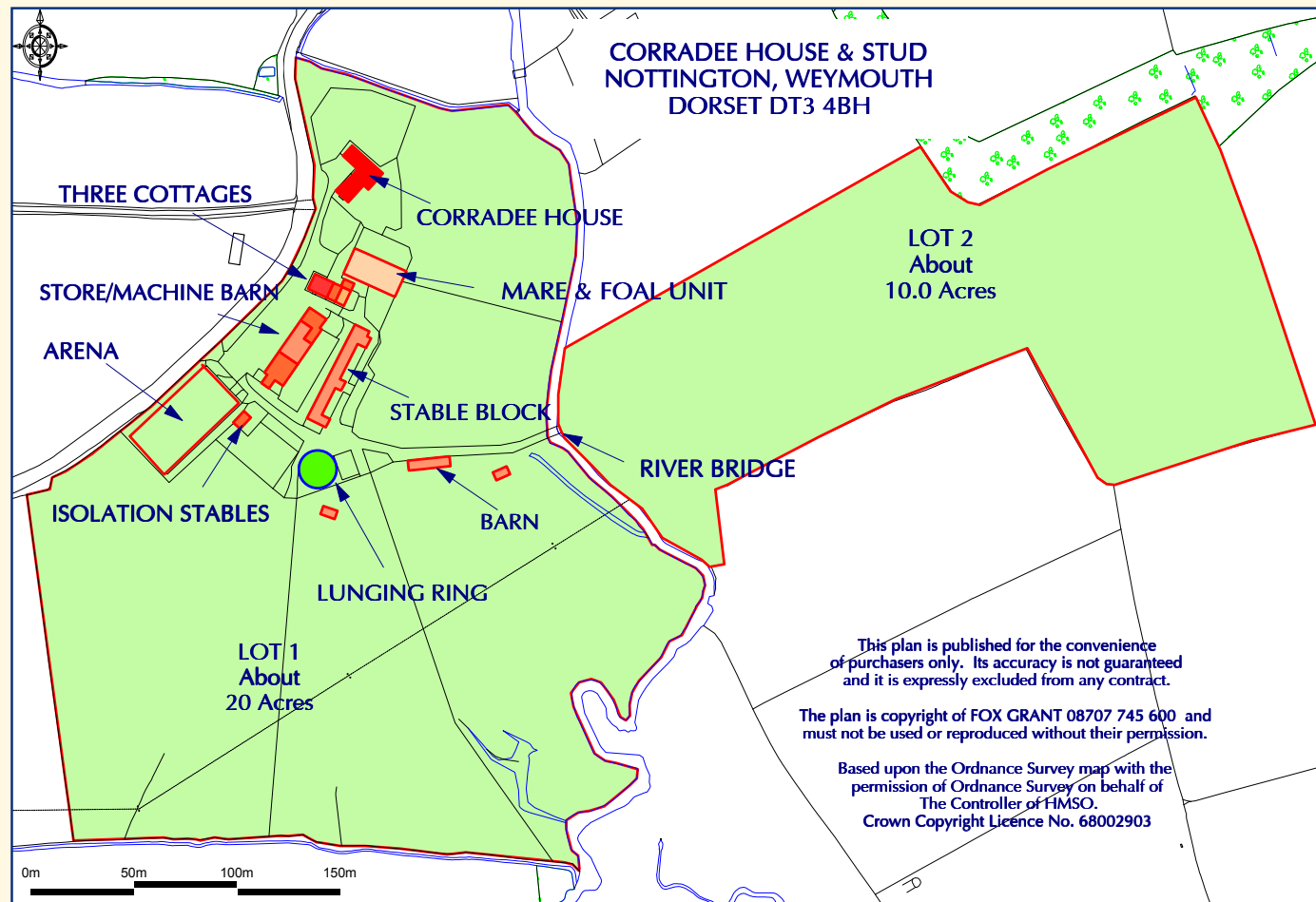
Council Tax Band 'G', Corra Dee House (£3,027)

Services Mains water, drainage and electricity. Oil fired central heating to the house and separate installation to the cottages.

Tenure Corra Dee House & Stud is sold freehold with vacant possession given upon completion.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings, garden ornaments & Farm Machinery are excluded from the sale but may be available by negotiation.

Particulars Prepared by Fox Grant







Fox Grant



CORRADEE STUD
DT3 4BH

DIRECTIONS

From Dorchester head south on the A354 towards Weymouth. After going over Ridgeway, turn left signed Bincombe/Upwey. At the bottom of the slip road turn left onto the Dorchester Road. Continue for about a mile, over the lights and take third left hand turn signed Nottingham. On entering Nottingham village turn left and proceed south and after ½ mile turn left into the entrance driveway.x

Postcode: **TA11 7BT**

VIEWINGS

All viewings strictly by appointment through the agents on 01935 815391. For further information or to book a viewing please contact James Law or Cantie Speid Soote or email info@foxgrant.com All viewings strictly by appointment through the agents on 01935 815391. For further information or to book a viewing please contact James Law or Cantie Speid Soote or email info@foxgrant.com

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