



Twin Trees Equestrian Centre

Bedfordshire

Carter Jonas



Twin Trees  
Equestrian Centre  
Thorncote Road  
Northill  
Biggleswade  
SG18 9AG

An opportunity to purchase a well-established equestrian centre with residential accommodation, ample grazing and stabling.

The site offers a prime investment opportunity for equestrian or lifestyle buyers, with a four-bedroom dwelling, two competition arenas, a lunging arena, a secure stable block, 35.32 acres of grazing and additional outbuildings.

In all extending to approximately 38.62 acres (15.63 hectares).

For sale by private treaty as a whole or in two lots.

Carter Jonas



**The Property**  
Twin Trees Equestrian Centre is a successful equine Property with an established market presence in the industry.

The Property offers scope for expansion or continued use of the site and comprises the following elements:

**Lot 1:** A 3/4 bedroom lodge, 21 timber frame stables, outbuildings, two competition arenas, a lunge arena and 20.52 acres (8.30 hectares) of paddock land.

**Lot 2:** 14.80 acres (5.99 hectares) of Grade 2/3 pasture land.

**Location**  
The Property is located 3 miles north-west of Biggleswade and 6.30 miles south-east of Bedford. The Property is connected to surrounding areas such as Stevenage, Peterborough and Milton Keynes via the A1, A428 and A505, with the A421 providing access to the M1.

The network of primary road connections situates the Property is an accessible location for competitors from a wide area, ranging from Essex, Cambridgeshire, Northamptonshire, Hertfordshire and Oxfordshire. Sandy train station (2 miles) provides a direct rail link to London St. Pancras in under 1 hour.







### Twin Trees Lodge (Lot 1)

A 3/4 bedroom lodge located to the south of the stable yard. The Property extends to approximately 1,332 sqft (123.7 sqm) and benefits from a large kitchen and living room, with French doors giving access to the private garden. The Property has recently been redecorated and offers spacious on-site accommodation.

### Equine Facilities & Outbuildings (Lot 1)

**Stables:** 21 timber stables laid with rubber matting and a yard area secured with timber post-and-rail fencing. The stable block benefits from a solarium, two alarmed tack rooms, a staff room equipped with a coffee station and fridge and a large feed / rug room.

There is a large open-fronted hay store adjacent to the stables, providing covered storage as well as additional tie-up spots for horses. There is an additional timber frame building with rubber matting extending to 2,092 sqft (194.39 sqm) which is utilised for additional stabling or storage uses.

**Facilities:** Two arenas measuring 60x30m and 45x25m, surfaced with combi-fibre, silica sand and rubber surfaces, currently utilised for a range of equine sports such as show jumping, horseball and dressage.

Both arenas are secured with timber post-and-rail fencing and benefit from flood lighting, with one arena benefitting from a raised judge's box, ideal for competitions. The site parking area caters for horse lorries, trailers and cars. Located to the south is a



small lunging arena, suitable for backing or lunging.

Located to the west of the American Barn are two manure clamps comprising concrete block walls, with a lean-to storage unit to the rear.

**Outbuildings:** A steel portal frame American Barn extending to 1,497 sqft (139.16 sqm) currently utilised for hay and machinery storage.

Situated adjacent to the arena is a porta cabin extending to approximately 641 sqft (59.5 sqm) that serves as a reception for the hosting of shows and events.



### Land

**Lot 1:** To the south of the site is 20.52 acres (8.30 hectares) of well-maintained paddocks secured by post-and-rail fencing and hedging. There is an stone walkway bisecting the paddocks, enabling access to individual paddocks as well as the walkway around the perimeter of the site.

The paddocks benefit from several cross-country fences, offering potential for additional events. There are automatic-filling water troughs in the paddocks.

There is gated access directly from the stable yard to an additional paddock for the grazing of one or two ponies.

**Lot 2:** 14.80 acres (5.99 hectares) of bare land currently utilised for hay cropping. This land offers potential for additional grazing land or equestrian facilities (STPP). The land benefits from direct access from Lot 1 via an inlet in the hedgerow, as well as a right of way over third-party land directly off Bedford Road and Thorncote Road. Lot 2 can be accessed directly from Lot 1.



# Twin Trees Lodge and Porta Cabin Floor Plan

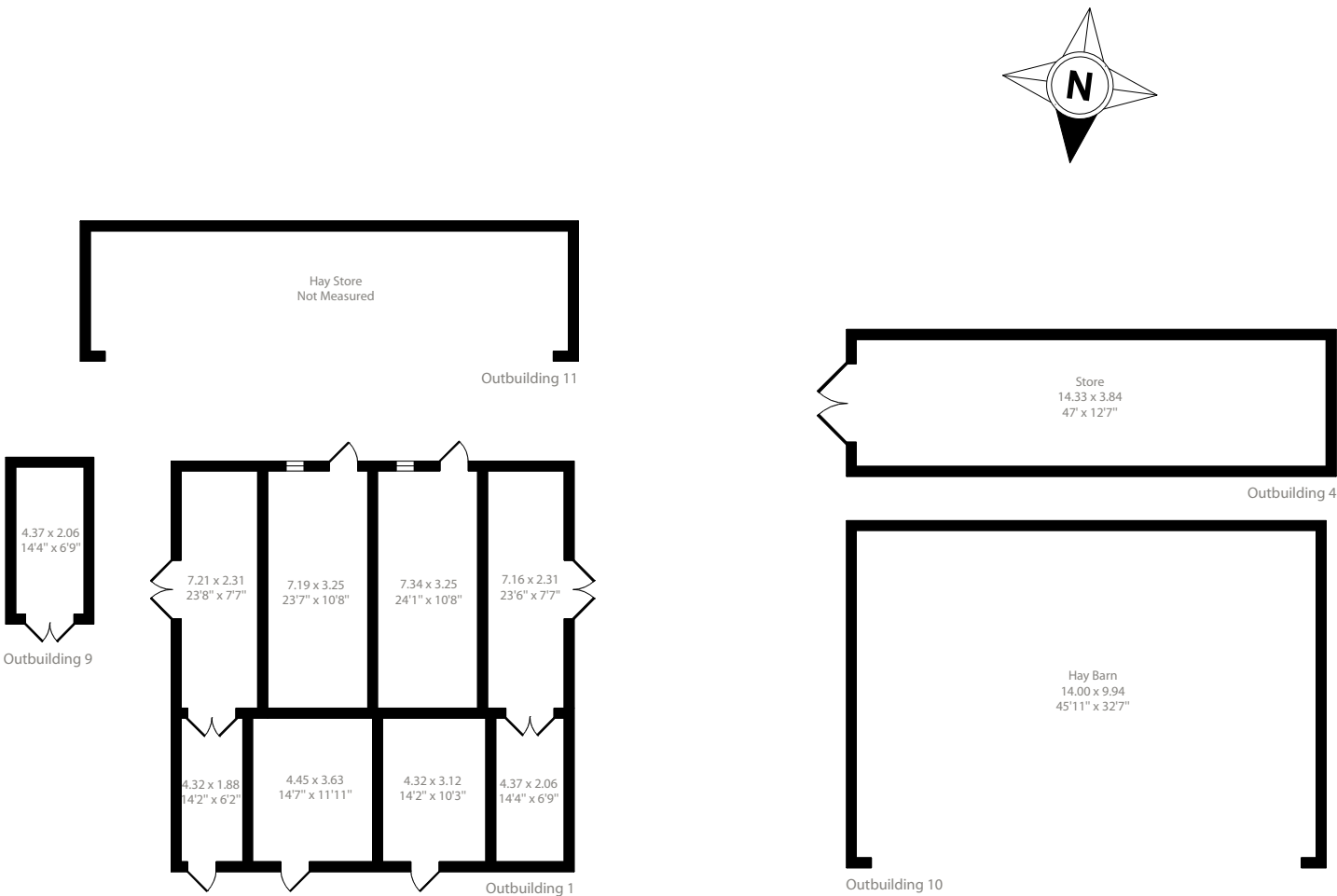
Twin Trees  
Equestrian Centre  
Thorncote Road  
Northhill  
Biggleswade  
SG18 9AG



For identification only - Not to scale

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

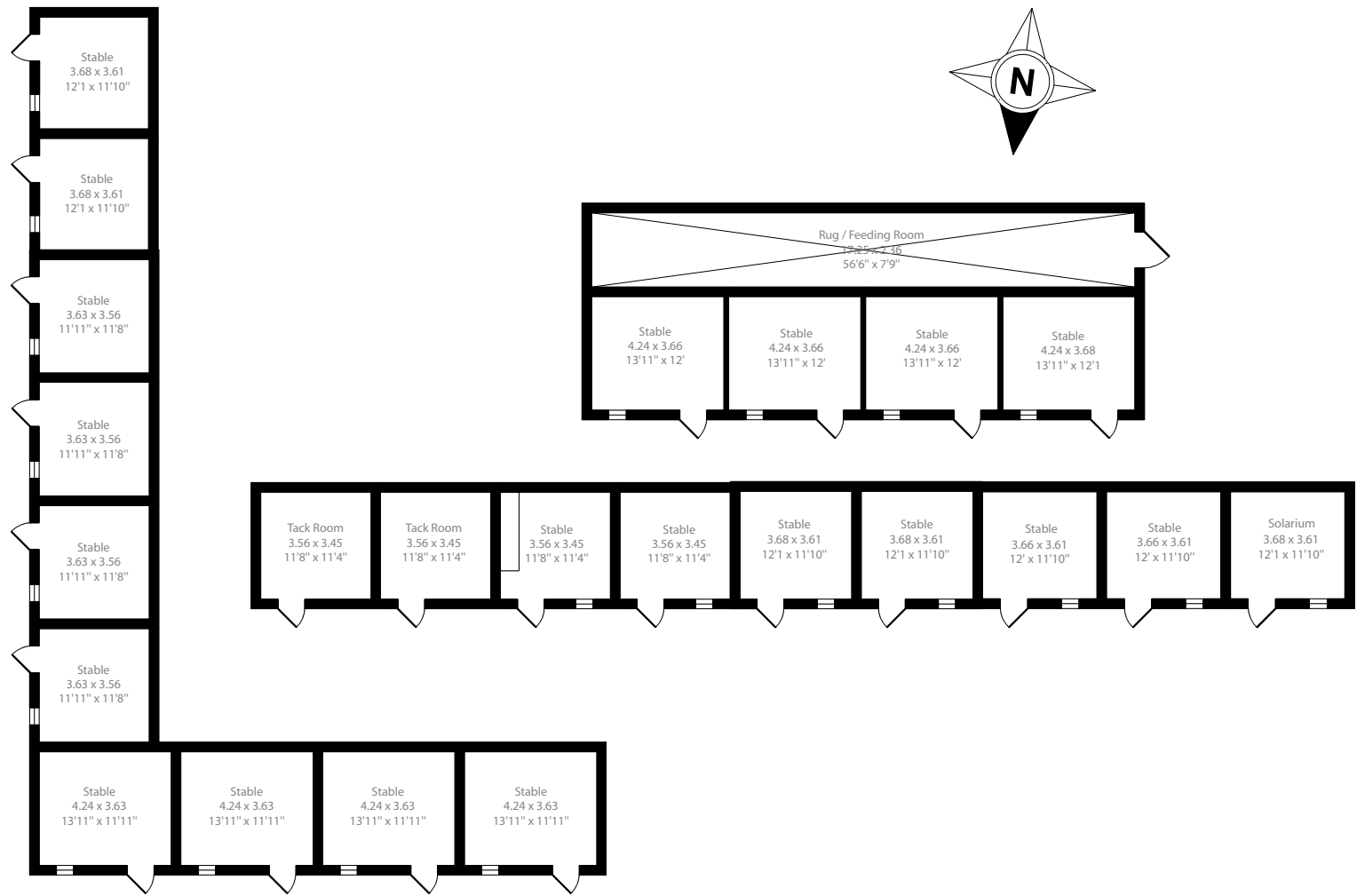
# Outbuildings Floor Plan



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

# Stables Floor Plan

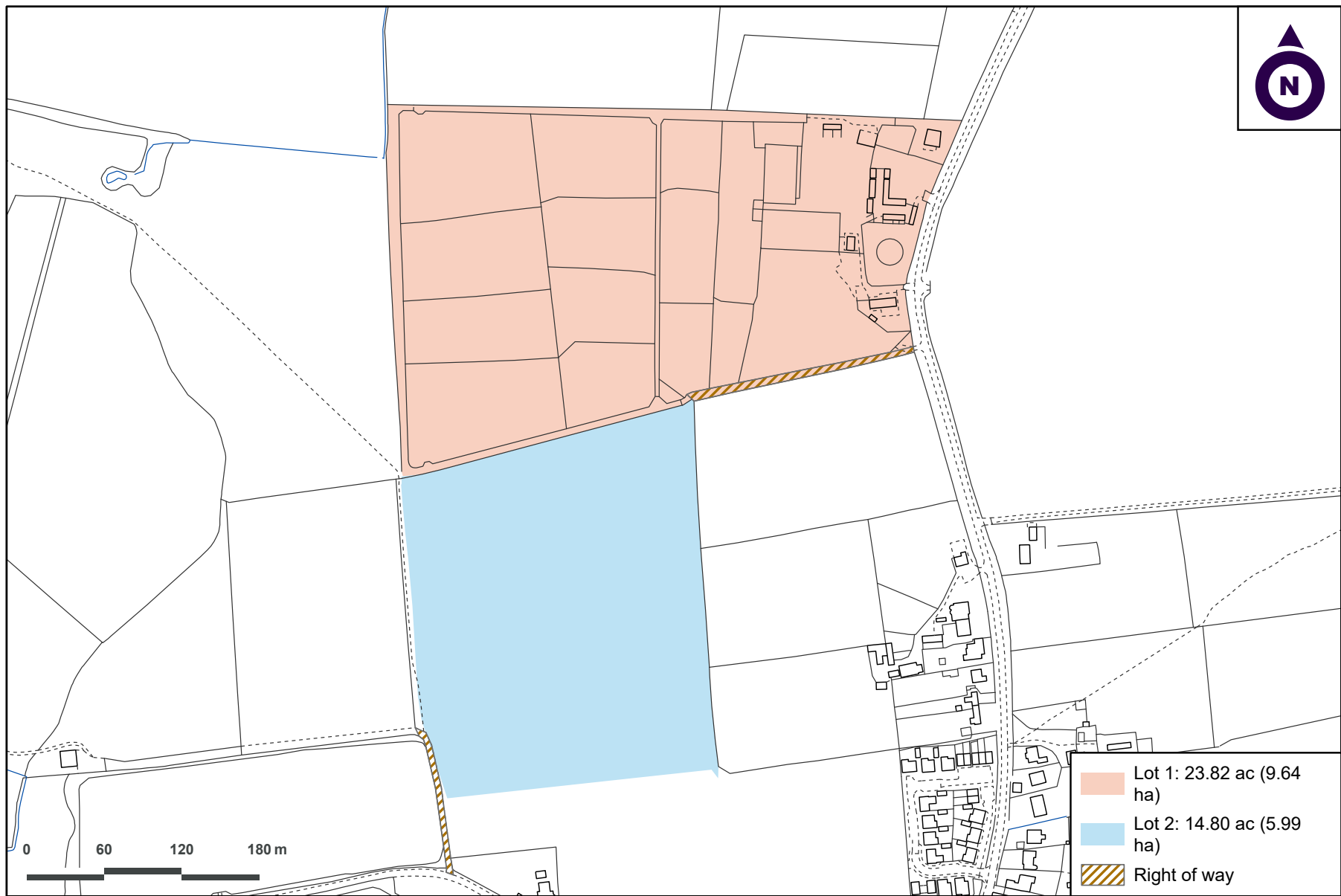
Twin Trees  
Equestrian Centre  
Thorncote Road  
Northhill  
Biggleswade  
SG18 9AG



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.







### Method of Sale

The Property is offered for sale as a whole or in two lots by private treaty.

### Tenure & Possession

The freehold of the site is offered for sale.

### Access

Lot 1 benefits from three access points off Thorncote Road.

Lot 2 benefits from a right of way over third-party land directly off Bedford Road and Thorncote Road.

### Planning

Alternative uses or future development of the Property will be subject to achieving the necessary planning consents.

Occupation of Twin Trees Lodge is limited to a person or persons wholly or mainly involved in running of the site.

### Overage

An overage of 30% for a period of 30 years shall be applied to Lot 2 on any uplift in value resulting from non-agricultural and non-equestrian development.

### Designations

The Property is located in the Great Ouse Nitrate Vulnerable Zone.

### Photographs

Photographs taken in May 2024.

### Services

The Property is connected to mains water

and electricity, with a private drainage system.

The paddocks benefit from automatic-filling water troughs which is provided via mains water connection.

### Wayleaves, Easements, Covenants & Rights of Way

The Property is to be sold subject to, and with the benefit of all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Lot 2 is subject to a public right of way along the western boundary.

### Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor takes responsibility.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

### Sporting, Timber & Mineral Rights

To be included in the sale.

### EPC Ratings

The Property is exempt from the Minimum Energy Efficiency Standards 2015 regulations.

### Local Authority

Central Bedfordshire Council  
Priory House  
Monks Walk  
Chicksands  
Shefford  
Bedfordshire  
SG17 5TQ

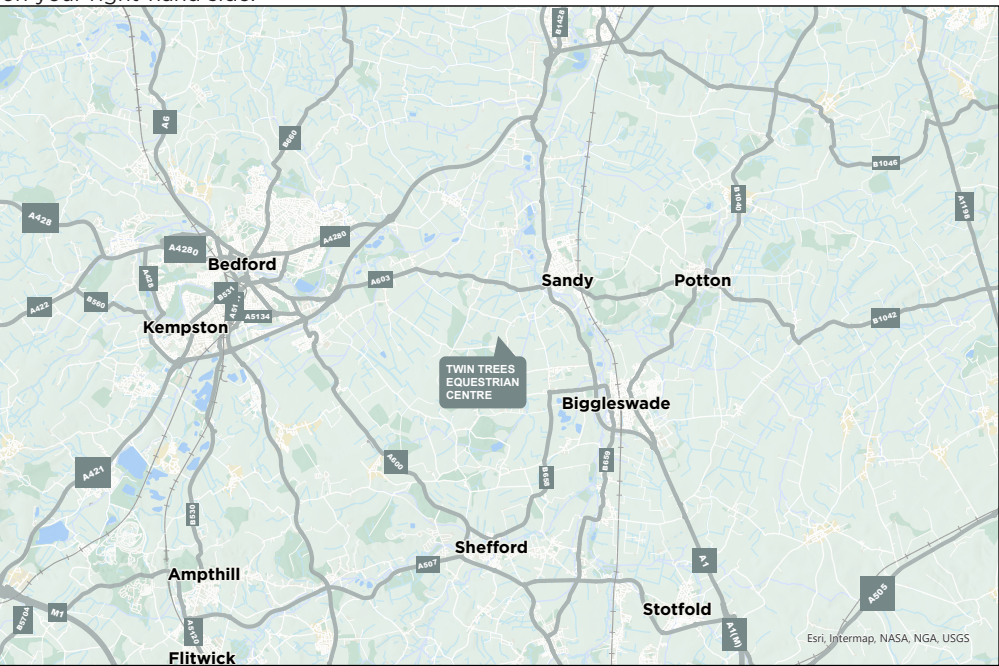
Tel: 0300 300 8301

### Viewings

Viewings of the Property are strictly by appointment only, and to be accompanied by either the selling Agent or the Vendor.

### Directions

From Biggleswade: Continue along the A1, taking the left exit towards Bedford (A603). Turn left onto Vinegar Hill, then take the first right turning onto Hatch Road. Continue for 1.44 km. The Property will be on your right-hand side.



**Paddocks:** ///trinkets.timer.communal  
**Twin Trees Lodge:** ///flinch.impulsive.reading  
**Lot 2:** ///galloped.upward.fixtures





#### **Carter Jonas Eastern Rural Agency**

01223 346600 | [jamie.elbourn@carterjonas.co.uk](mailto:jamie.elbourn@carterjonas.co.uk)  
 01223 346600 | [jasmine.holland@carterjonas.co.uk](mailto:jasmine.holland@carterjonas.co.uk)  
 One Station Square, Cambridge, CB1 2GA

#### **National Rural Agency**

07880 084633 | [Andrew.chandler@carterjonas.co.uk](mailto:Andrew.chandler@carterjonas.co.uk)  
 One Chapel Place, London, W1G 0BG

#### **Important Information**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

**carterjonas.co.uk**  
 Offices throughout the UK



**Carter Jonas**

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE