

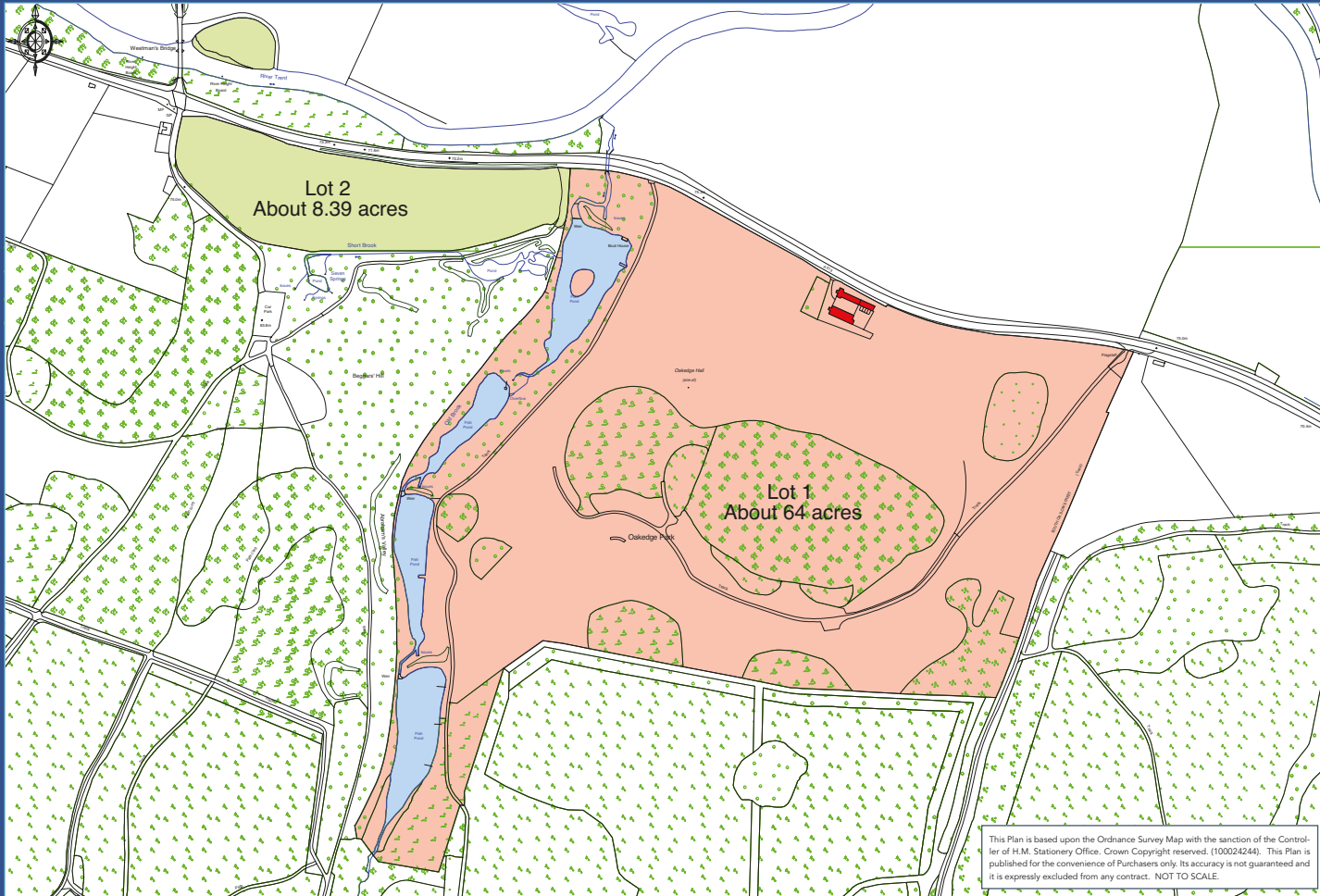


# SHUGBOROUGH SHOOTING SCHOOL

Oakedge Park, Wolseley Bridge, Staffordshire ST17 0XS

- Three bedroom, two reception room house
- Range of traditional Barns
- Successful clay shooting ground with lodge
- Four interconnected fishing lakes
- Pastureland
- Approximately 72.41 acres (29.304 hectares) as a whole or in two lots





the shooting school office, a staff WC, a shooting school function room and a store currently let to the gunsmith who occupies the first floor reception, office and workshop. Attached to the eastern end of this range is a single storey former kennels used for storage.

On the other side of a gated courtyard are three stores/workshops, with a small room and store currently included in the fishing lakes lease as a club room and fish weighing area.

### The Shooting Ground

Utilising the natural slopes of a wooded hill in the southern part of the site, this is currently arranged to provide 15 sporting stands including two steel and one timber trap towers. The stands are capable of being set up in approximately 45 configurations to maintain interest and challenge for regular visitors. Adjoining Forestry Commission land has been rented for a number of years to provide additional trap sites and shot fallout areas.

A timber lodge is used as the reception area for the shooting ground, located in the centre of this part of the property. It provides a small kitchen/ servery area with toilets in an attached wing. Guns access the ground over a track passing through the parkland from a separate entrance to the east of the house and barns, with parking on an area of hardstanding and on the grass to the east of the clay shooting area.

### History

There has been clay shooting at Shugborough for over 20 years, the current tenant having operated the site for over 19 years. Ancillary uses include the four fishing lakes which are currently let to a local syndicate, a gunsmith who lets part of the building complex and a residential tenant in the house. All leases are terminable in 2011.

### Location

The property lies close to Wolseley Bridge, about 3 miles northwest of Rugeley and 7 miles southeast of Stafford on the A513. The M6 is accessible about 8 miles to the west at J13 and the M6 Toll about 10½ miles to the south at Junction T7.

### LOT ONE

Extending overall to approximately 64 acres (25.907 hectares) this includes the following:

#### Oakedge Cottage and Barns

This attractive courtyard of brick buildings are located alongside the road on the northern site boundary and are understood to have been developed as the Gamekeepers' complex for the Shugborough Estate.

Oakedge Cottage forms the western part of the roadside building, providing a kitchen, dining room and sitting room on the ground floor with three bedrooms and a bathroom above. The eastern part of this structure comprises, on the ground floor,

### **The Lakes**

At the western end of the property are four lakes connected by a stream. Stocked with rainbow trout, these are mature, well landscaped and are understood to provide excellent fly fishing.

### **The Pasture**

The remainder of the main part of the property, lying between the house and barns and the shooting ground, comprises grass parkland set with mature broadleaf trees.

### **LOT TWO**

A grass field of approximately 8.39 acres (3.397 hectares) is separated from the main parcel by the stream feeding the lakes.

A 0.73 acre (0.294 hectares) block of woodland faces this field across the A513 and River Trent. The field is accessed from the A513 and the woodland from Meadow Lane.

### **Tenure**

The property is held freehold, subject to four occupancies:

Mr Graham Hudson holds a tenancy over the whole property terminating on 11 September 2011.

Mr TR White holds a tenancy terminating on 11 September 2011 over the ground floor store and first floor reception, office and workshop in the building adjoining the house.

Oakedge Cottage is let on an Assured Shorthold Tenancy from Mr Hudson.

Oakedge Flyfishers have an annual agreement for the use of the lakes with Mr Hudson.

Full details of these occupancies are provided in the Supplementary Information Pack.

### **Services**

We understand that mains water and electricity, together with private foul drainage, are connected to the property.

### **Town and Country Planning**

The Local Planning Authority is Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ. Telephone (01785) 619000. [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

The shooting school benefits from unrestricted operating hours Monday to Saturday, year-round, although shooting is permitted on only two Sundays per calendar month.

Copies of relevant planning permissions will be provided in the Supplementary Information Pack.

### **Stock, Machinery & Equipment**

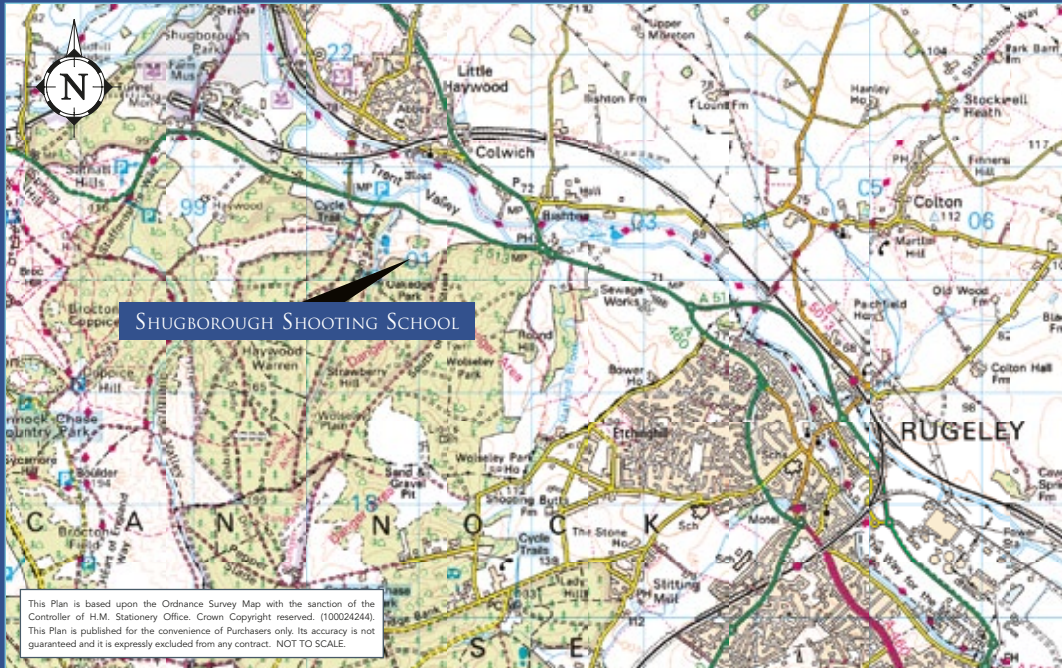
The tenant owns the stock, machinery and equipment necessary for the operation of the shooting ground and this trading inventory is available by separate negotiation with him. Full details are provided in the Supplementary Information Pack.

### **Business Rates & Council Tax**

The Valuation List Rating entry for the Shooting School is £2,125. The Rates payable for 2011/ 2012 are £905.25.

Oakedge Cottage is in Council Tax Band D.





## Further Information and Viewings

Viewings will be arranged strictly by prior appointment with the selling agents. Please contact Kay Griffiths or Angela Simmons on (01865) 269000 or Rhydian Scurlock-Jones on (01952) 239529.

A Supplementary Information Pack is available to interested parties upon signature of a Confidentiality Agreement.

## Directions

**From Stafford** town centre, take the A34 Cannock Road, turning left at the junction with the A513. Follow this road for approximately 4 ½ miles and Shugborough Shooting School will be seen on the right as indicated by the For Sale Board.

**From Rugeley town centre**, take the A460 Wolseley Road to the junction with the A51, turn left and follow this road to the roundabout at Wolseley Bridge. Turn left onto the A513 for about ¾ mile and Shugborough Shooting School will be seen on the left as indicated by the For Sale Board.

## Important Notice

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2. Any areas, measurements or distances are approximate. The text, images 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken March 2011.

Particulars prepared May 2011.

