

# StaalMakelaars



**Wagenberg Stables**  
**Wagenstraat 40 in Wagenberg**





## Colofon

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Text: Staal Makelaars  
Images: Estate Productions

This property will be sold under the guidance of Staal Makelaars. For more information or to schedule a viewing, please contact our office.



**“Complete and fully  
equipped equestrian  
facility on approxi-  
mately 1.8980  
hectares.”**





## Unique Opportunity: Fully Equipped Equestrian Facility – Move-in Ready!

Properties of this caliber rarely come to market. This fully equipped equestrian accommodation combines functionality, luxury, and prestige in an exceptional way.

Every detail has been designed to meet the highest standards in horse husbandry, training, and presentation. A unique offering for the discerning enthusiast or professional seeking quality and class.

- Total surface area: 18,920 m<sup>2</sup>
- Outdoor arena: 60 x 30 m, equipped with drainage and an ebb-and-flow irrigation system
- Indoor arena: 55 x 20 m, fitted with an automatic roof-mounted sprinkler system
- Gallop track: approx. 400 m with a high-quality sand surface
- Main stable building: capacity for 22 horses, box dimensions 3 x 3 m, including tack room, wash and grooming area
- Second stable: capacity for 8 horses, box dimensions 3 x 4 m, with wash and grooming area. Includes two separate saddling areas, a spacious tack room, and direct access to the indoor arena
- Residential facilities: main residence, apartment, and accommodation for interns
- Amenities: spacious canteen with office and reception area
- Additional facilities: several outdoor stables adjacent to the straw storage
- Storage: ample space for hay and straw
- Paddocks: various grass and sand paddocks
- Training facilities: lunging circle and horse walker for six horses



**Plot**  
**1.8980 ha**

**Permit**  
**30 horses**







## International Location and Accessibility

The equestrian center in Wagenberg is centrally located within the Benelux and strategically positioned amidst various (international) airports and key hubs in the equestrian sports and breeding industry. From the location in Wagenberg, you can reach the motorway within a few minutes. From there, various key locations are easily accessible.

On the next page you will find an overview of the key locations in relation to Wagenstraat, and in the legend below, you will find the distances and travel times by car/truck.

### Legenda

1. Tops International Arena - 89 km - 1h 9m
2. Peelbergen Equestrian Centre - 115 km - 1h 23m
3. Zangersheide studbook - 159 km - 1h 56m
4. CHIO Aachen - 174 km - 2h - 3m
5. KWPN studbook - 117 km - 1h 19m
6. Schiphol international airport Amsterdam - 108 km - 1h 10m
7. Rotterdam The Hague Airport - 57 km - 41m
8. Brussel Zaventum Airport - 111 km - 1h 29m
9. Brussels South Carleroi Airport - 182 km - 2h 24m
10. Eindhoven Airport - 64 km - 51 m







## Tour of the location

Located at Wagenstraat 40 in Wagenberg, this excellently equipped equestrian center is ideal for enthusiasts and professionals in the horse industry. This high-quality facility combines functionality and comfort with a beautiful rural setting.

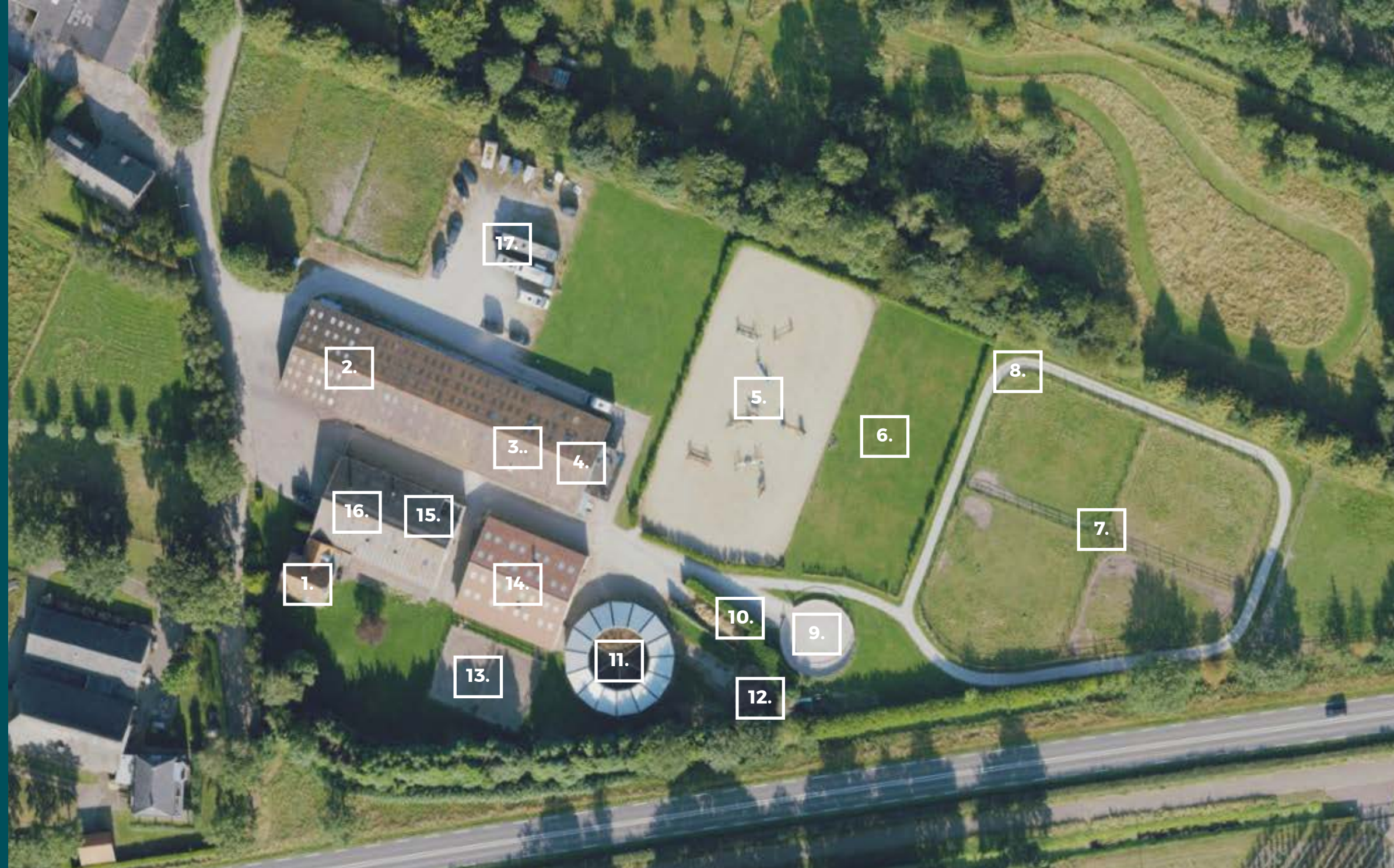
With modern amenities, spacious stables, and excellent training opportunities, this location provides everything necessary for the optimal care and performance of horses. Its convenient location in the Brabant countryside, with excellent accessibility and ample space, makes this a unique opportunity for investors, entrepreneurs, and riders seeking a professionally designed equestrian complex. In this brochure, we are pleased to provide further details.





## Legend map part I

1. Residential house
2. Indoor hall
3. Canteen
4. Stable A
5. Outdoor riding area
6. Grass riding track
7. Grass paddocks
8. Galloping track
9. Lunging circle
10. Manure storage
11. Horse walker
12. Staff or trainee lodging
13. Sand paddock / Stallion paddock
14. Stable B
15. Apartment
16. Straw-/feed and machine storage
17. Parking space



## Conclusion

1. Residential house / approx. 550 m<sup>3</sup>
2. Indoor hall / approx. 18 x 50 m<sup>1</sup>
3. Canteen / approx. 300 m<sup>2</sup>
4. Stable A / 8 boxes of 3 x 4 m<sup>1</sup>
5. Outdoor riding area / approx. 60 x 30 m<sup>1</sup>
6. Grass riding track / approx. 60 x 25 m<sup>1</sup>
7. 5 Grass paddocks / each paddock approx. 1.000 m<sup>2</sup>
8. Galloping track / approx. 400 m<sup>1</sup> long / approx. 2,5 m<sup>1</sup> wide
9. Lunging circle / approx. 15 m<sup>1</sup> diameter
10. Manure storage / approx. 5 x 17,5 m<sup>1</sup>
11. Horse walker / 6 horses / diameter approx. 21 m<sup>1</sup>
12. Staff or trainee lodging / approx. 35m<sup>2</sup>
13. 2 Sand paddocks / Stallion paddock / approx. 295 m<sup>2</sup>
14. Stable B / 22 boxes of 3 x 3 m<sup>1</sup>
15. Apartment / approx. 50 m<sup>2</sup>
16. Straw-/feed and machine storage / approx. 390 m<sup>2</sup>
17. Parking space / approx. 1.860 m<sup>2</sup>







## Location

This multifunctional equestrian facility is located near the village center of Wagenberg. The property includes a residential house, an attached barn/horse stable with an overhang for hay and straw storage, various horse stables, an apartment, a horse walker, an outdoor riding arena, an indoor riding arena, manure storage, a gallop track, paddocks, a lunging circle, and trainee housing on approximately 1.89.80 hectares of land.

An environmental permit is in place for keeping 30 adult horses (over 3 years old, in accordance with the Activities Decree 2016).

Thanks to its location, the facility has excellent connections to the cities of Breda, 's-Hertogenbosch, Rotterdam, and Antwerp. Wagenberg is a village in the municipality of Drimmelen, in the province of North Brabant. Additionally, the A59, A16, and A27 highways are easily accessible.

Wagenberg is known for its agricultural background, with livestock farming and arable farming as key sectors. The village also offers a pleasant living environment with various amenities and good connections to surrounding cities. The green surroundings and proximity to nature reserves make it an attractive location for both residents and visitors.

## Residential house (1)

The residential house was built around 1950. The ground floor covers approximately 120 m<sup>2</sup>, while the first floor is about 70 m<sup>2</sup>.

The property features a traditional construction with a foundation on steel, cavity brick masonry walls, a combination of concrete and wooden ground floors, wooden upper floors, and a gable roof covered with tiles. Double glazing is partially present (on the upper floor and kitchen window).

The ground floor comprises an entrance hall, toilet, kitchen/living room, and a storage area. The kitchen provides access to the basement. The first floor is divided into three bedrooms, a bathroom, and an additional room that can be used as a bedroom, office, or storage space.

In 2019, the house underwent a 'facelift,' including fresh painting, repairs, and cleaning work. However, a thorough renovation is still required. New construction is also an option.













## Riding Arenas and Paddocks

### Indoor Riding Arena (2)

- 17.5 x 50 meters, equipped with a renewed top layer/sand (2020).
- Automatic irrigation system installed along the entire length via a rail system on the roof.
- LED lighting (2020).

### Canteen (3)

- Located on the second floor above the stable with a view of the indoor riding arena (approx. 300 m<sup>2</sup>).
- Small office space with airconditioning.
- Two toilets.
- Fully equipped kitchen with wine/beer coolers, refrigerator and dishwasher.
- Balcony leading to a terrace, with an external staircase/emergency exit.

### Outdoor Riding Arenas (2020) (5)

- 30 x 60 meter sand arena with a high-quality ebb and flow system footing by V&R Equestrian Footings B.V.
- 25 x 60 meter grass arena **(6)**.
- Both arenas are surrounded by hedges.







#### **Galloping track (2021) (8)**

- Approximately 2.5 meters wide and 400 meters long, located around the grass paddocks.
- Filled with sand (2021), sourced from the old outdoor riding arena.

#### **5 Paddocks (2021) (7)**

- Five spacious grass paddocks, equipped with wooden fencing and electric supply.
- Fixed irrigation points with sprinklers.
- Two sand paddocks for stallions (summer 2022) **(13)**.
- Electric supply for stallion paddocks powered by solar panels.











## Stables

### Stable A (4)

This stable is directly connected to the indoor riding arena via a door. Built around 1950, it has a total surface area of approximately 390 m<sup>2</sup>.

- Stabling for 8 horses (3 x 4 meters per stall).
- All stalls are equipped with external windows.
- One washing area.
- Two grooming areas.
- Separate and fully equipped tack room.
- LED lighting.

### Stable B (14)

This stable was built around 2002 and has a total surface area of approximately 378 m<sup>2</sup>.

- Stabling for 22 horses (3.5 x 3.5 meters per stall).
- One washing area.
- 14 stalls equipped with windows.
- Separate tack room.
- LED lighting.



## Horse Walker (11) en lunging circle (9)

Horsewalker (1987), with new maintenance carried out in the summer of 2022 and 2024. Approximately 21 meters in diameter. Suitable for 6 horses and equipped with a roof. Automatic irrigation system operates via the roof. Lunging circle (2015) filled with sand, sourced from the outdoor riding area. Approximately 15 meters in diameter.







## Shed, garage and manure storage

### Shed/ Garage (16)

- Sliding doors providing access to Wagenstraat.
- Storage space for hay and straw.
- Pellet storage tank with a capacity of approximately 3.000 kg.
- Garage for tractors and equipment, including a workshop and a smaller storage area.

### Manure Storage (10)

- Approximately 4 x 15 x 2 meters.
- Emptied on demand by an external company.









## Terrain

### Parking space (2020) (17)

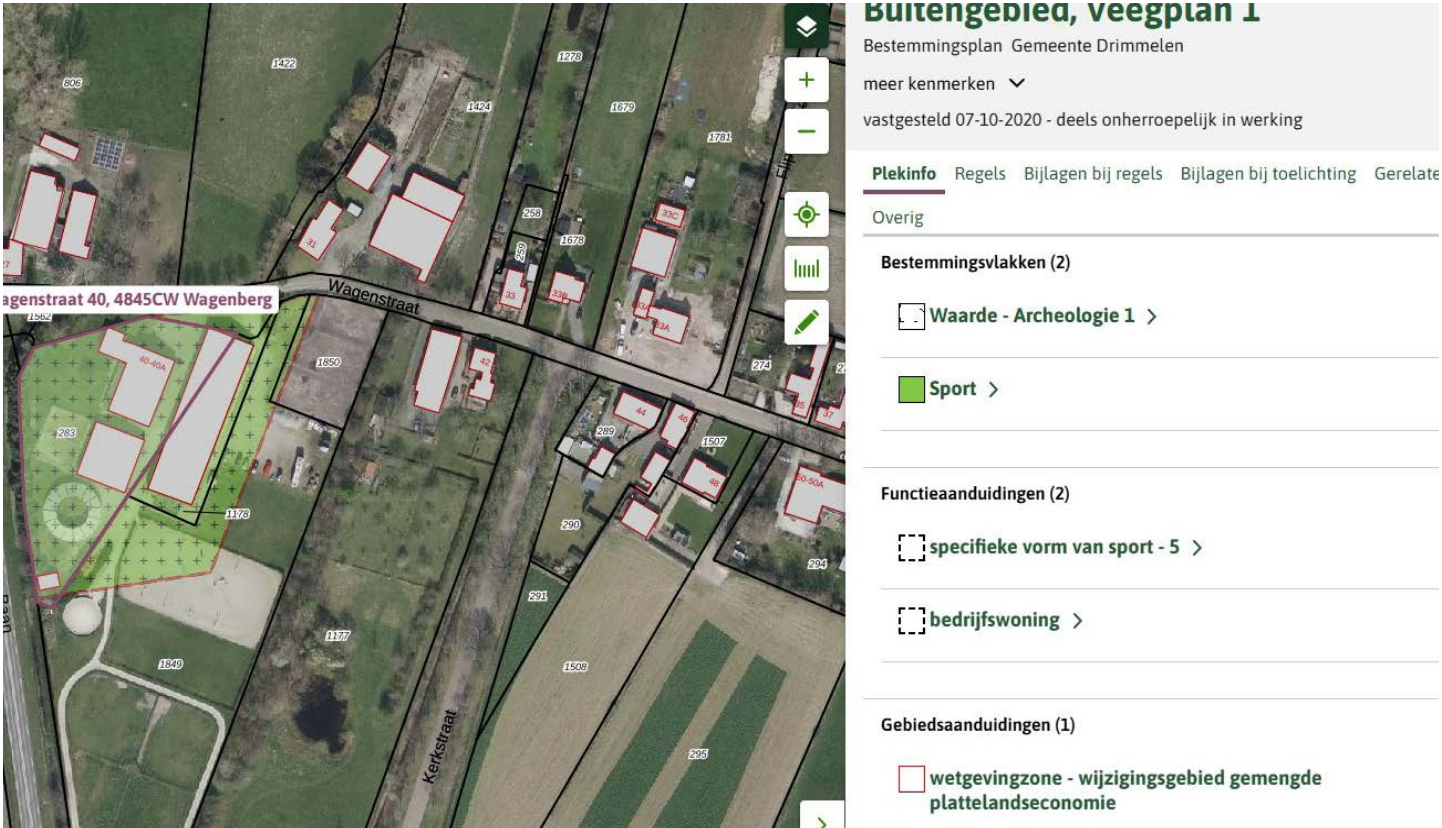
- Spacious parking facilities for horse trucks, including water and electricity connections.
- Automatic lighting activated upon entry and exit.

### Outdoor spaces (2019-2020)

- Leveled and well-maintained lawns, requiring only tractor mowing, saving time.
- No high-maintenance wooden fences, only hedges without leaf fall.

## Water supply

A new water well was drilled in 2021 for irrigating grass and outdoor areas. The filtration system installed in 2022 makes the well water suitable for horse drinking water. This system reduces municipal water consumption and provides significant cost savings.



## Zoning plan

The entire property falls under the “Buitengebied” (Rural Area) zoning plan of the Municipality of Drimmelen, which was established on December 23, 2015.

The applicable zoning designations include: “Sport” (Sports), “Agrarisch-2” (Agricultural-2), “Verkeer” (Traffic), “Waarde-archeologie 1” (Archaeological Value 1). Additionally, the specific function designation “specifieke vorm van sport-5” (specific form of sport-5) applies.

The land designated as “Sport” (Sports) is intended for sports facilities, in this case, the specific form of sport-5, which refers to an equestrian center (manege).

A maximum of one residential property for business use is permitted.





Buildings are only permitted within the designated building area.

Regarding the building surface area for sports-related structures, it may be possible to increase the maximum allowed building area for a sports function (in this case, an equestrian center) by obtaining an environmental permit, provided that certain conditions are met. These conditions can be found in the zoning plan regulations.

For more information about the current zoning and potential possibilities, please contact our office.



## Apartment (15) and staff/trainee housing (12)

The apartment (built in 2015, completed in 2019) is approximately 50 m<sup>2</sup> and is located on the second floor of the warehouse/garage.

It includes 2 bedrooms, an open kitchen with living room, a bathroom with toilet, and a washing machine. A balcony is also present.

Additionally, there is a garden house (2015) on the property, measuring approximately 35 m<sup>2</sup>.

This garden house features a kitchen/living room, a bathroom with toilet, and a bedroom. A separate gas tank is available.

The trainee housing also offers the possibility of accommodating an employee/trainee and is equipped with its own facilities.











**Residential house and storage - Ground floor**



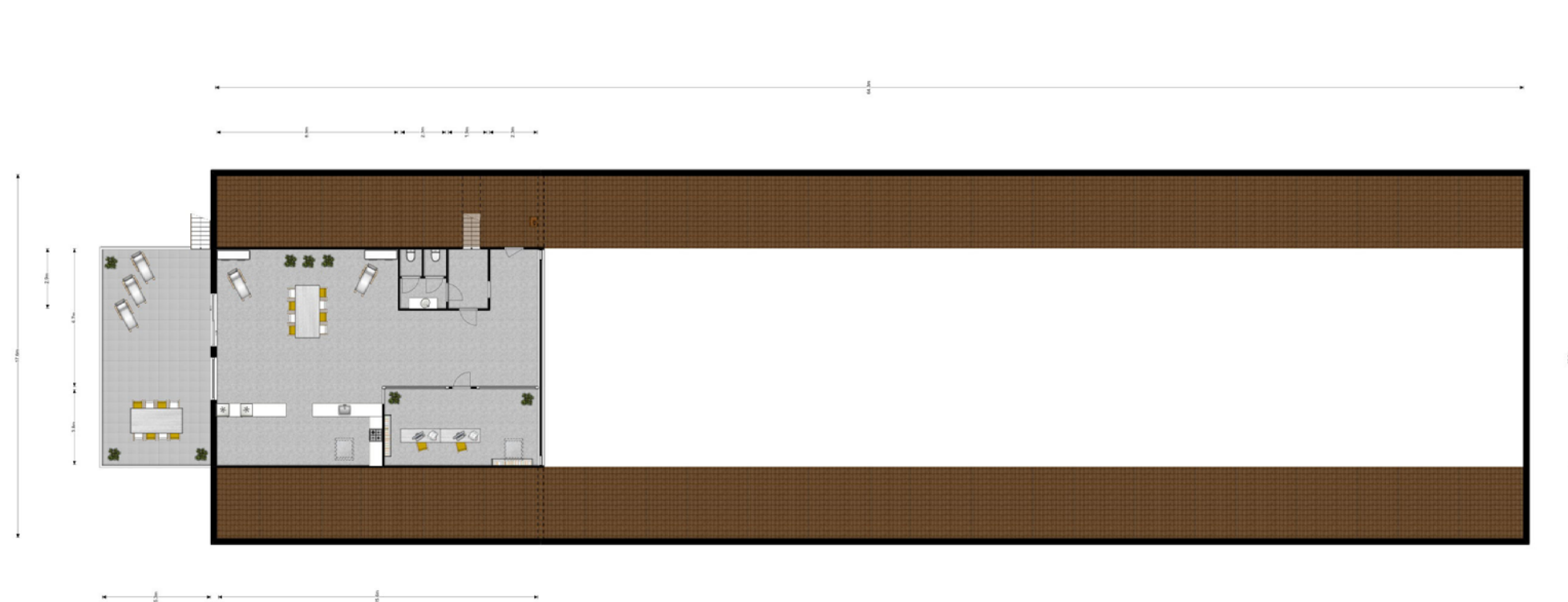
**Residential house and storage - First floor**



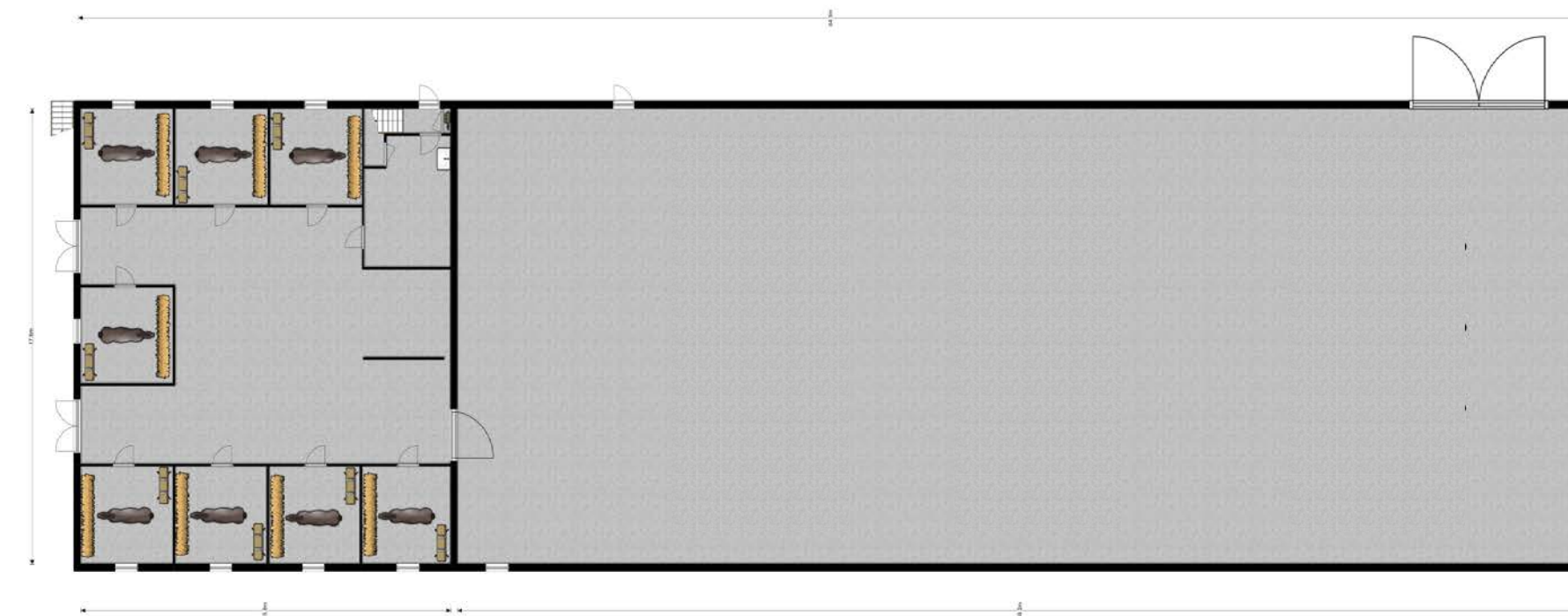








**Canteen**



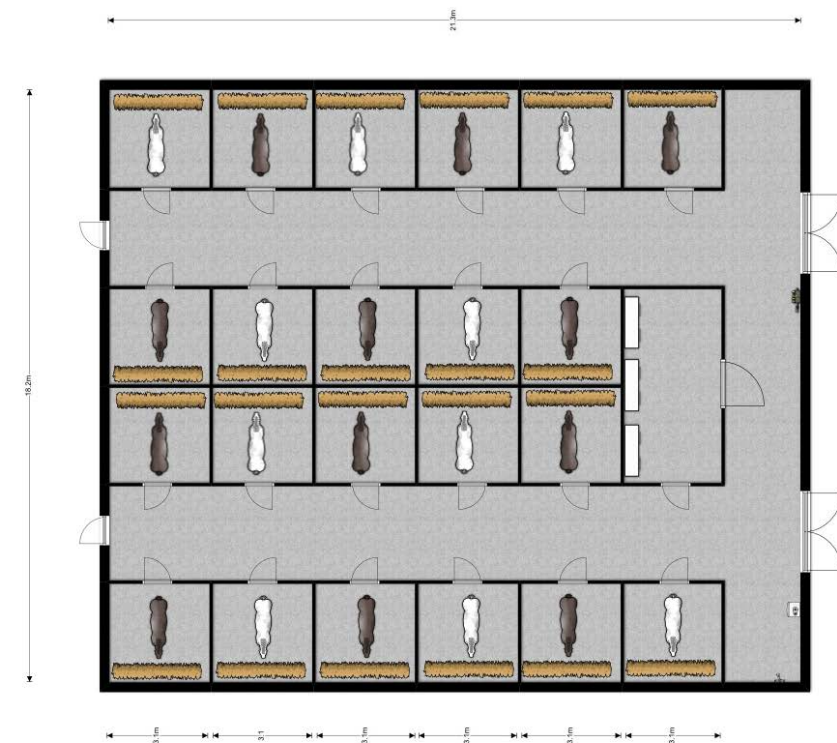
**Indoor riding area and stable A**







**Apartment and storage**

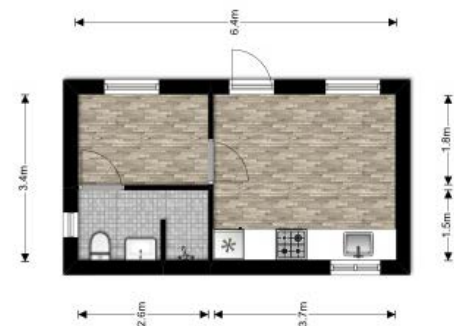


**Stable B**





## Staff/Trainee house



## Additional information

Equestrian facilities of this caliber—fully equipped and modern—rarely come on the market.

In addition to the residential house, the property features outdoor riding arenas, paddocks, training tracks, an indoor riding arena, and spacious stables.

Interested? Feel free to contact us for more details. We would be happy to provide you with additional information at our office.

**Asking price: upon request**  
**Delivery: in consultation**

**Curious to learn more? Contact our office without any obligation for further information.**





**StaalMakelaars**  
**www.staalmakelaars.nl**  
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