



Bradeley Farm Stables  
Market Drayton, Shropshire



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PROPERTY



# Bradeley Farm Stables

Lostford, Market Drayton  
Shropshire, TF9 3QN

A delightful stable yard with 5 stables and turnout paddocks positioned in an idyllic rural setting near Market Drayton, Shropshire.

- Self-contained stable yard to let
- Five stables and tack room within a brick barn
- Separate storage barn for hay and feed
- Workshop building
- Horsebox parking
- Good, flat turnout paddocks with water connected
- Additional outbuildings available by separate agreement
- Approx. 4.63 acres of grazing
- Private use only

Approximate distance (miles)

Market Drayton 4m | Whitchurch 8m | Wem 9m  
Shawbury 9m | Newport 13m | Telford 17m  
Shrewsbury 18m | Stoke-on-Trent 20m

## Description

Bradeley Farm Stables is a beautiful private stable yard that was used previously by the owners for their own horses. As they now no longer have any of their own horses, the stables are available to a suitable candidate to make use of the space available. The stable yard itself is within a brick barn under a corrugated pitched roof with translucent roof sheeting and new LED strip lights. Within the barn is concrete with feed troughs and drainage in each stable.





Concrete blockwork internal walls with metal bar top partitions provide a more 'traditional' feel to the yard. The stables are positioned either side of a central passageway with double doors at the front and rear. The Tenant will be required to use the rear doors to the barn on a daily basis to allow a suitable divide of privacy from the main residence. Within the barn there is a secure lockable tack room 3.5m x 3.6m (11'6" x 12') which has power, lights, electric storage heater and water connected, as well as saddle and bridle hooks affixed to the wall. A saddle horse and storage box can be included for the tenant's use. There are five stables in total, one has been used as a wash box and they are all of a similar size approx. 3.5m x 3.6m (11'6" x 12').

The Property is located down a long private drive and is set behind the main residence of Bradeley Farm, there is ample parking and turning by the stable yard and there is the option to be able to park a horsebox or trailer on site.

A storage barn 5.2m x 4.6m (17' x 15') is available with the stables which is open fronted with a metal five bar gate across which would be ideal for feed and hay or with a slight adaption, it could be used as a foaling box, subject to requirements and agreement with the Landlord.

An additional timber workshop barn is available with the stable yard, measuring approx. 4.18m X 11.9m (13'6" x 39') with power and lights connected. Suitable for a variety of uses subject to landlord's agreement and relevant planning permissions that may apply.

There is a large open fronted Dutch barn that could be made available by separate negotiation.

The paddocks are in close proximity to the stable yard which is stock fenced with electric top line and has automatic water troughs connected.

In all about 4.63 acres.

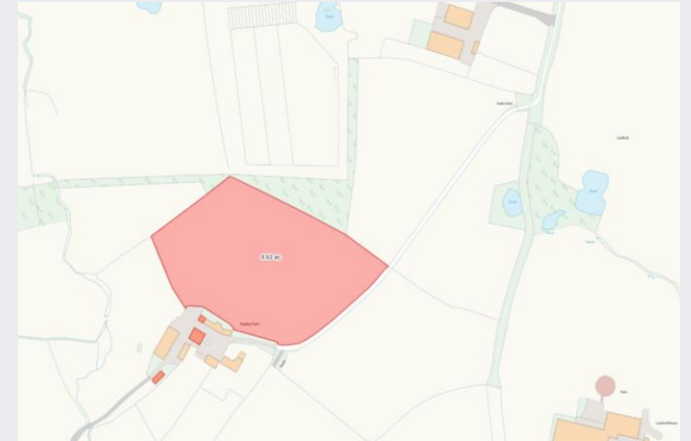


### Services & Additional Information

Electricity sub-metered and invoiced by the Landlord.  
Water use is included in the Rent, acting reasonably.  
The property has access to a shared w.c. and small kitchen area rest room (only shared with the owner and their gardener).  
The tenant is required to remove manure from site on a regular basis.

### Local Authority

Shropshire Council



### Lease Terms

Term – Flexible lease term to be agreed between parties.

Rent – to be paid monthly in advance.

Deposit – Equal to two months rent payable upon the signing of the agreement.

Holding Fee – A Holding Fee equal to one month's rent will be requested to remove the property from the market on agreeing heads of terms between parties to place the property 'Under Offer' and will therefore be held for the applicant. This Holding Fee will act as the first month's rent on occupying the property.

### Directions

Co-ordinates: 52.878769, -2.565119

What3words: ///readily.intrigues.metro

Post Code: TF9 3QN

From Market Drayton, follow the A53 towards Shrewsbury. At the Tern Hill roundabout (Shell Petrol Station) follow straight over continuing on the A53 towards Shrewsbury. After about ½ a mile, take the next right onto Lostford Lane and the first right again (continuing on Lostford Lane) towards Mickley. The property's entrance drive is the first on the left-hand side after about ½ a mile. Continue down the lane and the property will be found at the end.



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