

*A rare opportunity to rent an equestrian facility comprising a stable block with 10 loose boxes and up to 68 acres of paddocks.*

TO LET  
From £35,000PAX  
Ref: B066

Fods Yard  
Back Lane  
Kettlebaston  
Ipswich  
Suffolk  
IP7 7QB



Fods Yard presents a rare opportunity to rent an equestrian premises located 14 miles south-east of Bury St Edmunds.

68 acres of paddocks and a stable block with 10 loose boxes.

**Available Immediately**

Contact Us



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## Location

The premises can be found down a quiet country lane within the small village of Kettlebaston. Nearby lies the popular medieval village of Lavenham which offers a range of shopping and recreational facilities. The market towns of Hadleigh and Sudbury have further facilities including supermarkets.

Lavenham 4.2 miles, Hadleigh 7.3 miles, Sudbury 10.6 miles, Stowmarket 8.9 miles.

## Description

Fods Yard forms part of a wider equestrian estate and comes to the market to rent with up to 68 acres of paddocks, alongside an insulated stable block comprising 10 loose boxes. Surrounding the stable block is yard and storage space, turnout paddocks and a horsebox unloading bay.

Further land may be available via separate negotiation. In addition the Landlord may be willing to work with an ingoing Tenant to improve and enhance the equestrian facilities at the site.

Note: A public footpath passes through part of the site.

## Terms

The Landlords are looking for a Tenant to take on an initial commercial lease of 3 years with a view to extending. The lease will be contracted outside of the Landlord & Tenant Act 1954. A deposit equivalent to 3 months rent will be held by the Landlord throughout the term of the lease.

## Services

We understand that mains water is available to the stable block and various fields. Electricity is currently provided by an oil generator, however the Landlords have arranged for a mains connection to be made via UKPN. The date of the installation is to be confirmed. All utility charges and outgoings are to be the responsibility of the Tenant.

## VAT

Not currently payable on the rent.

## Business Rates

We understand the property is subject to Business Rates, however a re-assessment will be required to establish the Rateable Value.

## Viewing

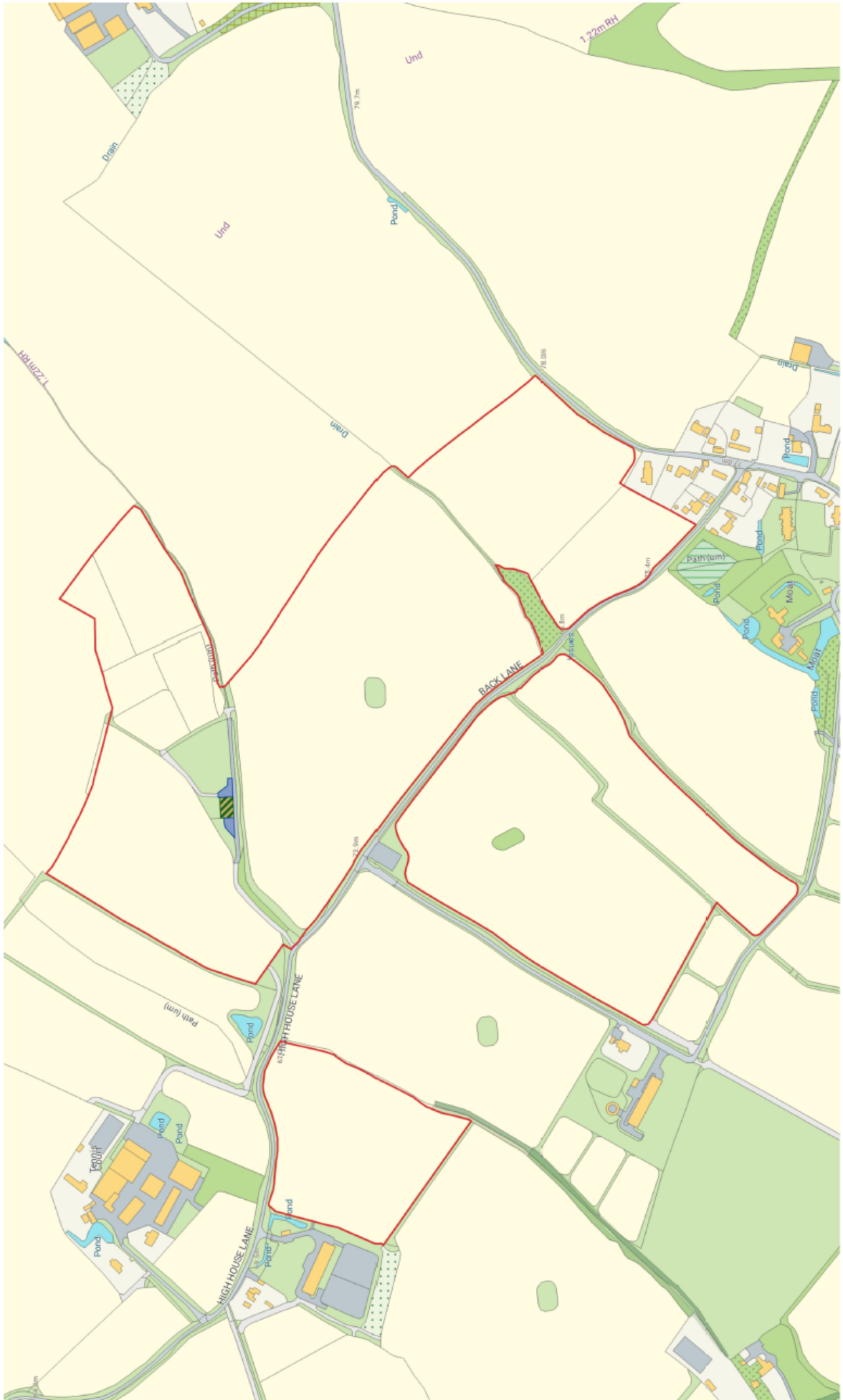
Strictly by prior appointment with the agents.

## Local Authority

Babergh District Council



# Indicative Field Plan







#### NOTES

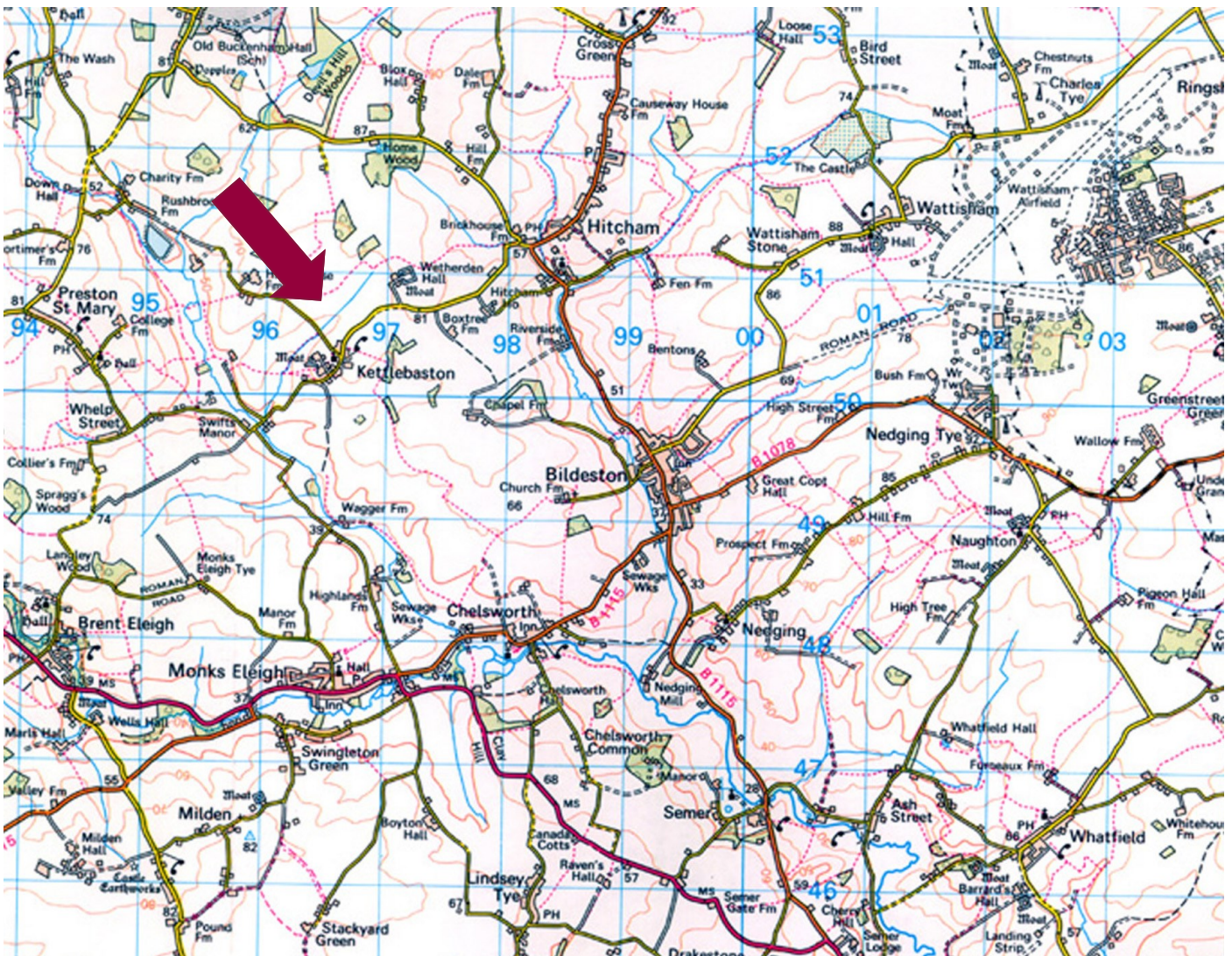
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*February 2024*

## Directions

On entering the village of Kettlebaston and by passing the village Church on your left hand side, turn left onto Back Lane (a single track road). Follow the road for approximately 0.75 miles where Fods Yard will be found on the right hand side situated at the end of a stone track.

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