





A rare opportunity to acquire a well-equipped equestrian facility (to include three stables, feed store, tack room and menage) within easy reach of the city of Plymouth and nearby villages, extending to approximately 1.86 acres in all.

- Three Stables and Feed store
- Large Tack Room
- Full size menage (40m x 20m)
- Mains water
- Close proximity to Home Farm Shows
- Secluded south facing location
- For sale by Private Treaty

DIRECTIONS

From the village of Staddiscombe, proceed in a southerly direction along Bovisand Lane towards Down Thomas for approximately 1 mile and take the first left, which is the entrance drive to Raneleigh Barns. Follow this driveway for approximately 0.1 miles past the converted stone barns and you will arrive at a visitor parking area. The entrance track leading to the stables can be found in the south eastern corner of the visitor parking area.

SITUATION

The Stables are situated near the village of Down Thomas, in the South Hams area of South Devon.

The city of Plymouth is approximately 5.5 miles to the north-west, while the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is about 5.8 miles north.

What3Words: apply.bath.extend

DESCRIPTION

The Stables at Raneleigh comprise a stable block (3 stables and feed store), tack room, rubber chip and sand menage and three paddocks extending in all to about 1.86 acres as outlined in red on the site plan.

There are three buildings in all which can be summarised as follows:

1) Stable block and feed store – external measurement 3.60m x 9.90m

Constructed of a timber frame and cladding under a corrugated fibre cement roof with a concrete apron. Each stable is equipped with rubber matting and kick boards.

Internal Measurements

Stable 1 - 3.6m x 3.45m

Stable 2 – 4.45m x 4.45m

Feed store 1.50m x 3.4m

2) Detached single stable – external measurement 3.65m x 3.00m

Constructed of a timber frame, timber cladding and a bitumen felt roof. The stable contains rubber matting,

kick boards and a concrete base.
Internal measurement 3.45m x 2.75m

3) Tack room – external measurement 3.00m x 7.20m

Constructed of a timber frame and bitumen felt roof.

Pony paddocks with gently sloping gradient are located to the south of the stable block as is the menage (40 metres x 20 metres).

ACCESS

Access to the land is gained by means of a right of way over a shared drive to Raneleigh Barns.

SERVICES

Mains water already connected.

TENURE

The land is being offered for sale on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land as far as are known.

METHOD OF SALE

The Stables at Raneleigh are offered for sale by Private Treaty.

GUIDE PRICE

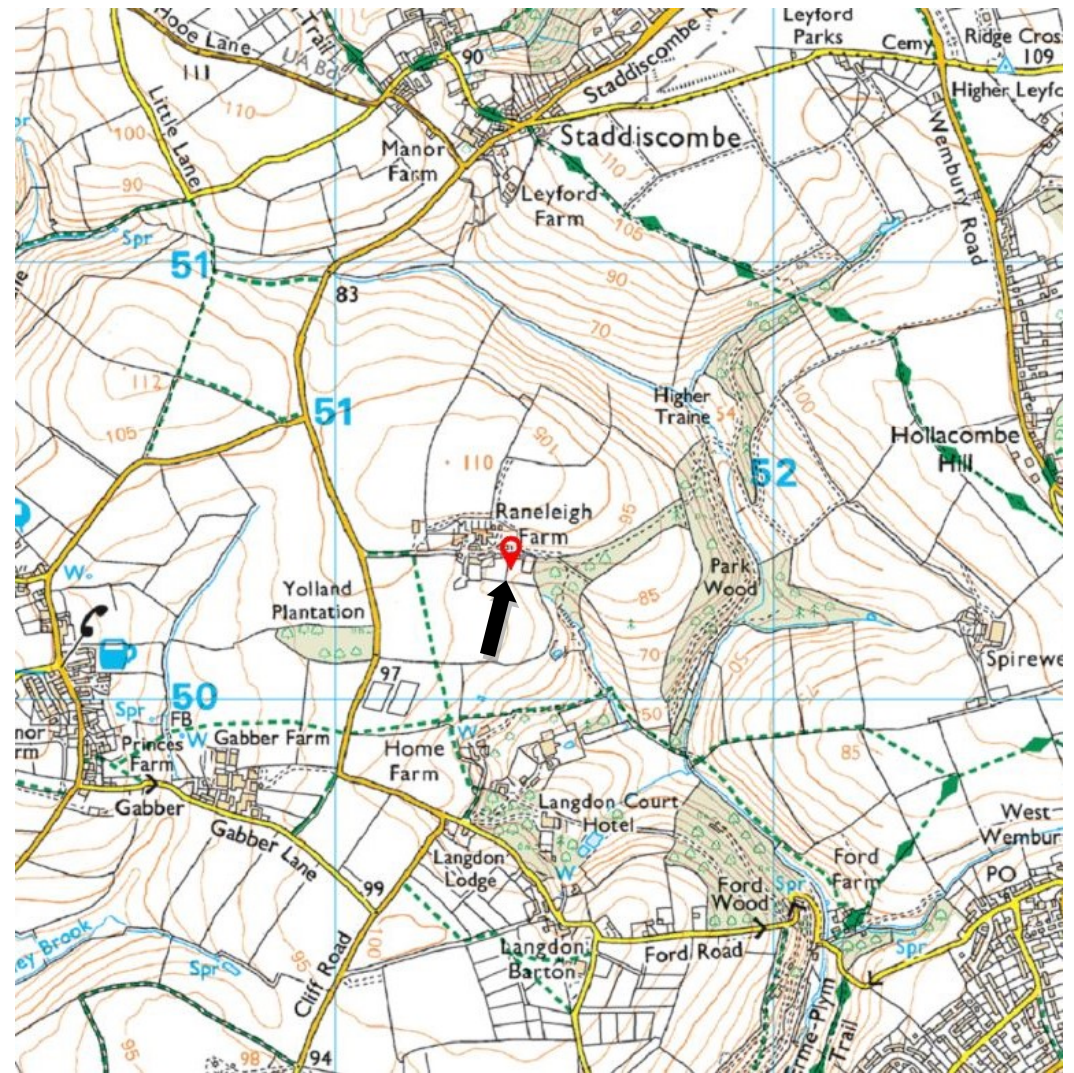
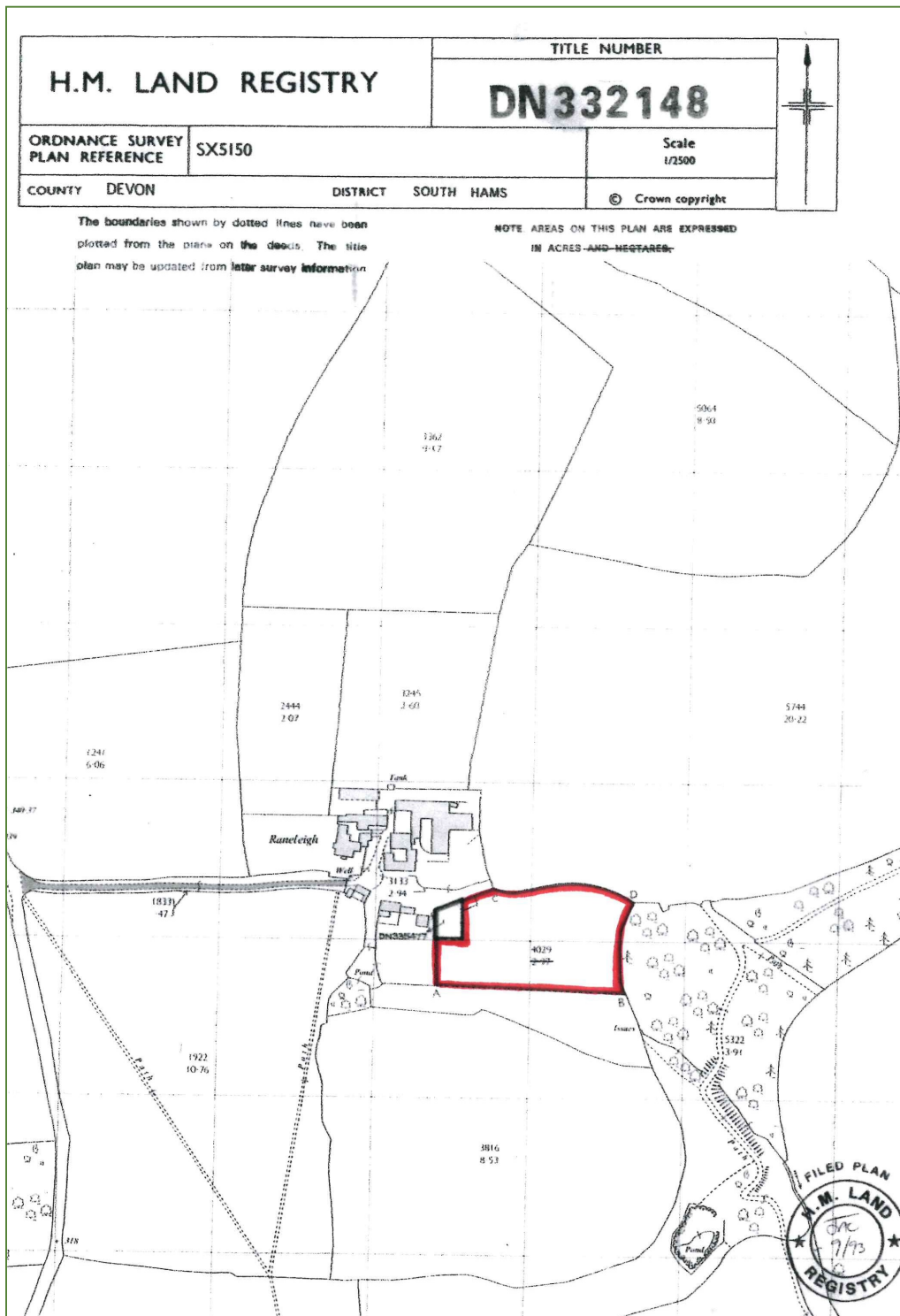
Offers in the region of £125,000

LOCAL AUTHORITY

The land and stables lie within the administrative area of South Hams District Council, Follaton House, Plymouth, Road, Totnes, Devon TQ9 5NE. Tel: 01803 861 234.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye. Telephone **01364 646 177** for details.



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