



Wright Marshall
Estate Agents

FOXLEY BROW STABLES SCHOOL LANE,
ANTROBUS, NORTHWICH CW9 6LB

OFFERS IN THE REGION OF £220,000



Five stables set within 6.49 acres located on School Lane in Antrobus

Description

Situated in an idyllic rural location this plot of land with stables is located off School Lane only a short drive from the A559, A49 and M56 motorway, J10, thereby assuring easy access from all parts of Cheshire and beyond.

This stunning area is particularly popular with equestrians due to the network of quiet country lanes, off-road riding routes and bridlepaths which are prevalent in the area. In addition, there are a number of arenas to hire, gallops, and competition venues within close proximity.

The Stableyard

The stables were erected in 2006 (Ref 06-1526-FUL) and comprise five stables, the larger corner box having most recently been used as a tack room and fodder store. The planning permission stipulates that the stables should be used for personal, domestic use only and not for commercial purposes.

The stables are of timber construction beneath a sheeted roof and sit on a large concrete base which provides a secure yard and tying up area. Internally the stables have a concrete floor and internal wooden kickboards.

A gravelled parking and turning area is found to the rear of the stables and this provides plentiful parking for cars, trailers and lorries.

The Land

The site as a whole totals 6.49 Acres (2.63 Ha) with the majority in permanent pasture and therefore ideal for grazing of horses or stock. The fencing is a combination of mature hedgerows and post and rail fencing. The land is free draining being of a light sandy loam and is therefore ideal for grazing all year round.

The land is level and as such would lend itself to the creation of a menage, subject to the necessary planning consents.

Overage

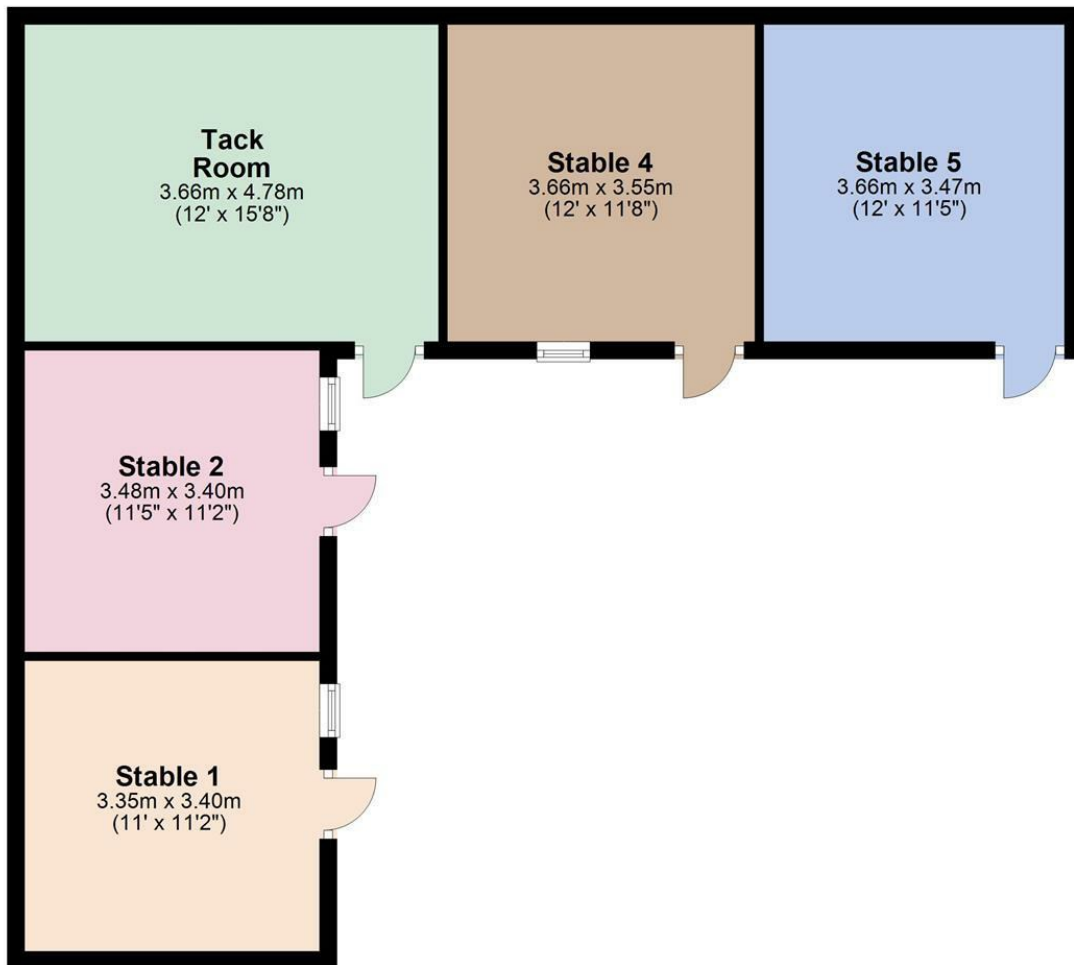
The land is subject to an overage where the vendor is entitled to 20% of the uplift in value if planning consent is granted. This is in place for a period of 20 years and will be triggered on the implementation of planning permission or the sale of the land with the benefit of planning permission for any development other than agricultural purposes.

Viewings

To schedule a viewing please call Jack on 01606 41318 or email jackbraithwaite@wrightmarshall.co.uk

Ground Floor

Approx. 67.8 sq. metres (729.9 sq. feet)



Total area: approx. 67.8 sq. metres (729.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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