



125

— YEARS OF —

**Lambert
& Foster**



KENWARD STABLES & GRAZING
KENWARD ROAD, YALDING, MAIDSTONE, KENT ME18 6AG
TO LET: £8,000 PER ANNUM



**Lambert
& Foster**

PADDOCK WOOD 4.0 MILES | MAIDSTONE 5.1 MILES | ROYAL TUNBRIDGE WELLS 9.9 MILES

KENWARD STABLES, KENWARD ROAD, YALDING, MAIDSTONE, KENT ME18 6AG

An opportunity to rent a private yard of 3 recently renovated stables, with 3.19 acres of newly fenced grazing land, situated in a secluded but accessible position in the Medway valley approximately halfway between Yalding and Watlington.



DESCRIPTION

The property comprises of 3 stables, tack room and block of adjoining grazing land.

The stables are set within a small paddock and are of timber frame construction and extend in all to approximately 6m x 11m.

The grazing land is enclosed with recently replaced post and rail fencing with livestock mesh, metal five-bar gates and with water connected.

LOCATION

Located in rural countryside in an accessible yet secluded situation. Paddock Wood offers a range of local amenities and a mainline rail service to London Charing Cross.

DIRECTIONS

The site is accessed via the B2010 heading north, then taking the turning onto Kenward Road. Continue north-west along Kenward Road for 0.7 miles, before turning left into a farm driveway and taking the first right, which will lead you to the stables.



GENERAL INFORMATION

Business Rates – None

Tenure – Leasehold

Local Authority – Maidstone Borough Council

what3words - ///ranches.sniff.nuance

USE

The owner has recently invested in refurbishing the fencing and stables and it is now available to rent as a private yard.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with the covenants under the lease.

LEASE TERMS

Lease terms are open to negotiation however it is anticipated that an agreement will be full repairing and insuring, for a three year term.

VIEWING

Strictly by appointment only. Please contact the letting agents **Paddock Wood Office**, with enquiries directed to Jon Booth on 018892 832325.

Email: jon.booth@lambertandfoster.co.uk

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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