





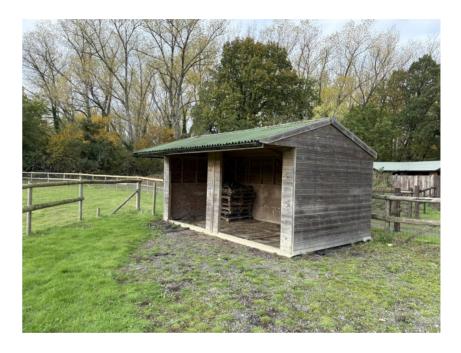




# FRIDLAND STABLES, PLUCKLEY ROAD, BETHERSDEN, TN26 3DD

An opportunity to rent a private yard of 5 recently renovated stables set within 4.8 acres of fenced grazing land, situated in a secluded but accessible position on the outskirts of Bethersden.





# **DESCRIPTION**

The property comprises 5 stables, a W/C/ feed and tack room (which could be converted to a 6<sup>th</sup> stable), a kitchen and a block of adjoining grazing land with a field shelter.

The access track adjacent to the west of the grazing land leads to the stables, which are enclosed within a secure gated hardstanding yard area, suitable for horse box and forage storage. A water tight shipping container is located within the yard, used previously for hay storage and will be made available to the Tenant.

Next to the yard is a small winter turn out or nursing paddock.

The grazing land is separated into various good sized paddocks by post and rail fencing with livestock mesh. Water can be accessed from every paddock.

# LOCATION

Located in rural countryside in an accessible yet secluded setting with multiple bridleways and toll rides located within close proximity.

# **DIRECTIONS**

The site is accessed via a secure private gated entrance on Pluckley Road, approximately 350m west of the Mill Road/ Fridd Lane cross road.



# **GENERAL INFORMATION:**

Business Rates – the property is not rated but any rates charged will be the responsibility of the Tenant Tenure – Leasehold Local Authority – Ashford Borough Council What3words - ///object.hunk.tinsel

# USE:

The owner has recently invested in refurbishing the stables and paddocks and it is now available to rent for equestrian use only, preferably as a private yard but those wanting to operate a livery business will be considered.

# **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:**

It is anticipated that an agreement will be full repairing and insuring, for an initial three year term.

# **SERVICES & UTILITIES:**

Electricity and water: independently metered

**Sewerage:** private drainage system

**VIEWING:** Strictly by appointment only.

Please contact the letting agents Paddock Wood Office with enquiries directed to Ellie Chappell on

01892 832325.

Email: ellie.chappell@lambertandfoster.co.uk

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PADDOCK WOOD, KENT

Tel. 01892 832 325 77 Commercial Road, Paddock Wood, Kent TN12 6DS WADHURST, EAST SUSSEX Tel. 01435 873 999

Helix House, High Street Wadhurst, East Sussex TN5 6AA HYTHE, KENT Tel. 01303 814 444

Hillhurst Farm, Stone St, Westenhanger, Hythe CT21 4HU CRANBROOK, KENT Tel. 01580 712 888

Weald Office, 39 High Street Cranbrook, Kent TN17 3DN







