



125

— YEARS OF —

**Lambert
& Foster**



FRIDLAND STABLES AND GRAZING
PLUCKLEY ROAD, BETHERSDEN, TN26 3DD
To Let £12,000 per annum



**Lambert
& Foster**

BETHERSDEN 0.5 MILES | SHADOXHURST 3.1 MILES | SMARDEN 3.2 MILES | ASHFORD 7.0 MILES

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 6th 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

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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