

**TO LET**

**£575 PCM**



- 2 Paddocks
- Permanent Pasture
- 2 Parking Spaces per Paddock
- Loose Boxes
- Mains Water and Electricity
- Quiet, Well Maintained Yard

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

## LOCATION

The grazing and stabling are located on the western edge of the hamlet of Ashton, a short distance from Bainton village.

When travelling from Ufford Road, Bainton turn left onto Bainton Green Road. Hawthorn Farm lies on the right as you approach the residential properties.

## DESCRIPTION

Two self-contained equine units offering summer grazing paddocks, along with winter stabling facilities.

Hawthorn Paddock: Extends to 4.07 acres of permanent pasture, lying immediately adjacent to the stable block comprising 3 loose boxes. The stable block is set within a quiet, well maintained gravel yard. The licence fee payable for Hawthorn Paddock equates to £325 per month. Shown coloured red on the plan.

Corner Paddock: Comprises 3.90 acres of permanent pasture located in a single enclosure and benefitting from mature hedge boundaries offering natural shelter. Corner Paddock lies a short walking distance from Hawthorn Yard, within which are 2 loose boxes dedicated to this paddock. The licence fee payable for Corner Paddock equates to £250 per month. Shown coloured blue on the plan.

## TENURE

The paddock and stabling is available on an annual licence. The licence fee is payable quarterly in advance by standing order.

Hawthorn Paddock is available at £975 per quarter, with Corner Paddock at £750 per quarter.

## SERVICES

Mains water and electricity are included within the licence fee. However, the owner will reserve the right to raise a separate charge if usage becomes excessive.

## MAINTENANCE

The grazier will be responsible for annual maintenance of the grass for their own benefit and consumption. The grazier shall also be responsible for the cutting of the hedges once a year.

## PARKING AND STORAGE

Each paddock shall have two parking spaces at Hawthorn Farm for daily use in conjunction with the stables. These spaces are for day-to-day use and are not to be used for overnight or long-term storage of vehicles or trailers.

## USE

The use of this facility shall be limited to personal/private occupation with no schooling, riding lessons or business use.

## DEPOSIT

A deposit equivalent to two months licence fee is payable in advance, to be returned by deduction and without interest at the end of the occupation.

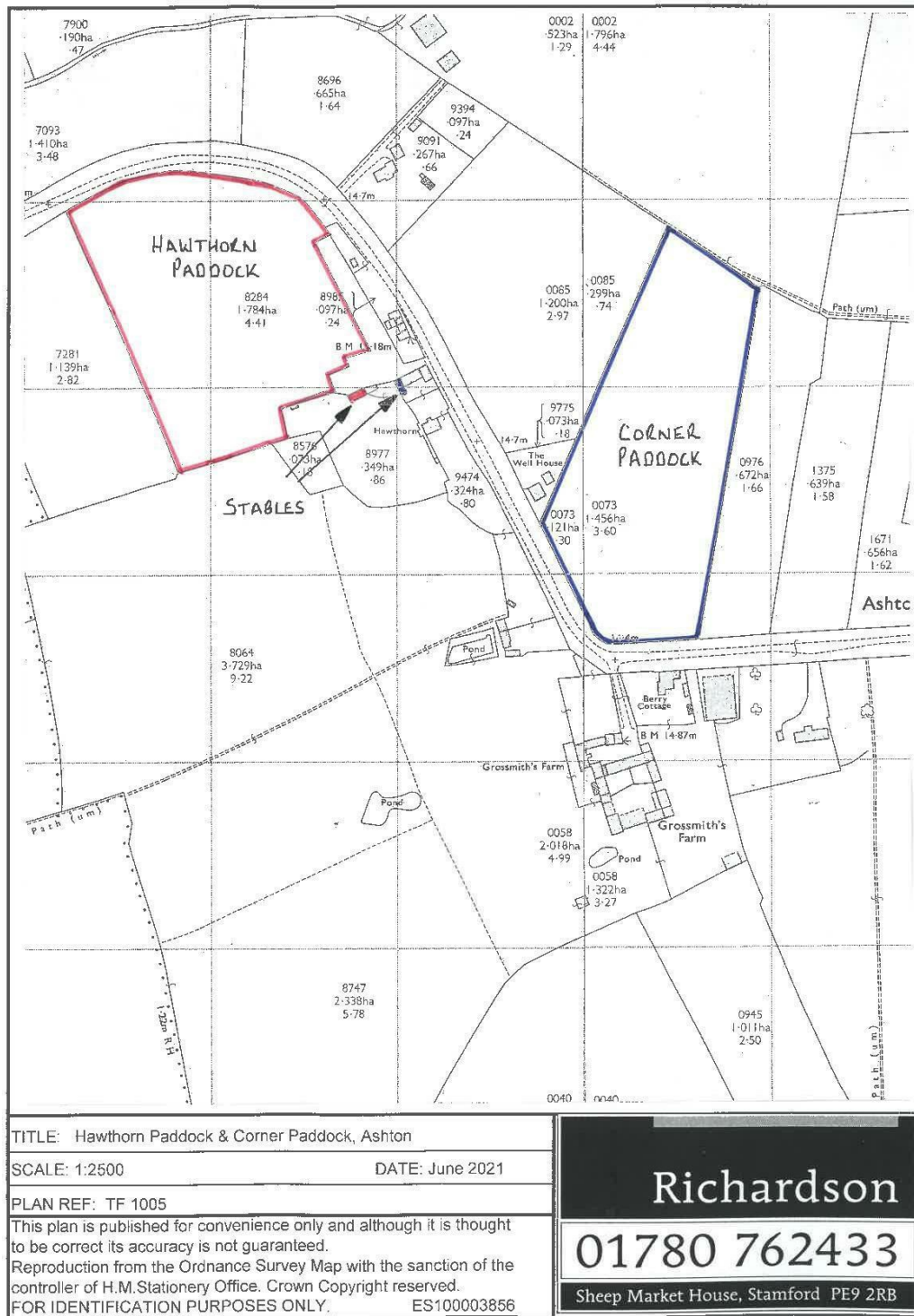
## VIEWING

Strictly by appointment through the agents.

Please respect the horses currently grazing the paddocks.







**IMPORTANT NOTICE - Richardson** for members and the vendors of estates of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale