



FOR SALE

Offers in the Region of £165,000

Equestrian Land Pinsley Green Road, Wrenbury, Nr Nantwich, Cheshire, CW5 8HE

A well equipped equestrian facility, situated just outside the popular village of Wrenbury and being offered to the market with no upper chain. This small but highly useful centre is perfect for the local purchaser wanting to own their own equestrian facilities, and with 2.75 acres, five stables and a tack room this is the perfect starter property. Also included is a woodland area currently planted with maturing Christmas Trees. Early inspection is highly advised.



Nantwich 5.5 Miles, Whitchurch 6 miles, Crewe 11.6 miles, Chester 20 miles, All distances are approximate.

- Equestrian Facilities
- Paddock and Arena
- Approx 2.75 Acres
- Woodland Area
- Stables and Store
- Rural Location
- Close to Wrenbury and Aston
- Good access to Nantwich

BRIEF DESCRIPTION

Offering excellent potential is this rarely available compact Equestrian facility situated in a idyllic location just outside the Cheshire village of Wrenbury.

This property presents a fantastic opportunity for someone looking for stabling and land of approximately 2.75 acres in total (1.121 Hectares), together with a recently installed arena, five stables, all of which are generous in size, and a store/office.

FACILITIES

The centre has five timber stables, tack room/office, arena, ample parking, paddocks of approximately 2.75 acres. There is also on site a caravan that can be used to make hot drinks and to escape the worst of the weather. Adjacent to this is also a small poly tunnel.

PLANTED AREA

There is an area of planted woodland, which has a maturing crop of Christmas Trees which is included in the sale.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at rightmove.co.uk & Onthemarket.com WH1456 030424

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

EASEMENTS & WAY LEAVES

Easements, Wayleaves and Public Rights of Way. The property is sold subject to all existing wayleaves of electricity, pipelines and all public rights of way whether specified or otherwise.

SALES PARTICULARS

These sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

LOCAL AUTHORITY

Cheshire East Council, PO Box 622, Crewe CW1 9JH. 0300 123 5013

United Utilities Group plc Haweswater House Lingley Mere Business Park Lingley Green Avenue Great Sankey Warrington WA5 3LP Enquiries and emergencies (24-hour): 0845 746 2200

SERVICES

There is mains water. Drainage is to a private system. Halls have not checked the services.

DIRECTIONS

From Whitchurch exit the town on the A525 to Nantwich, follow the road for approximately 7 miles, and when you reach the village of Aston, turn left onto the Wrenbury Road, continue through the village and follow the road and as the road turns sharply right take the left turn into Pinsley Green Road, continue over the railway bridge and follow the road for approximately 250 yards and the entrance gate will be found on the right hand side.

What 3 Words: poetic.punctuate.quitter

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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Rural Professional Department

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