



LAND & STABLES TO LET

Welsh Row Nether Alderley.

T: 0161 761 8480

www.sterlingproperties.co.uk

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About the property.

Sterling Properties are pleased to bring to the market Welsh Row Stables.

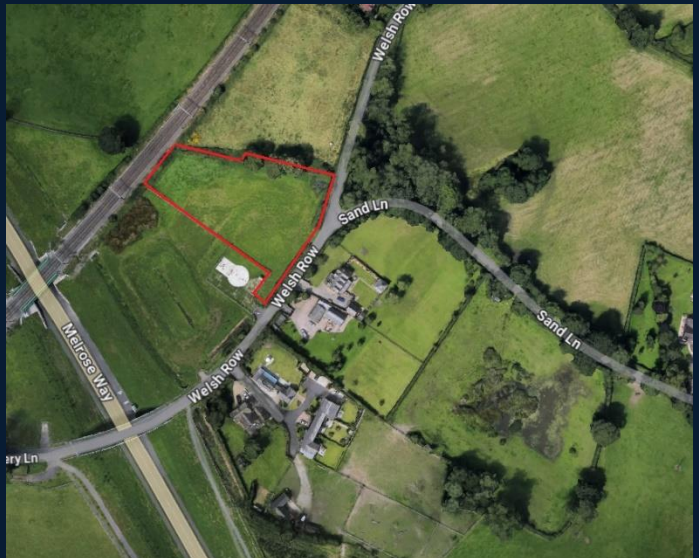
Welsh Row comprises of a sole use stable block of 3 brand new 12'x12' timber stables, with accompanying tack room. The property also benefits from an accompanying field of approximately 1 acre, fully fenced with post and rail and new 5 bar gate.



Situation

The stables can be directly accessed off Welsh Row, close to the junction with Sand Lane.

The land is located in the highly desirable and rural parish of Nether Alderley and only a few miles from Alderley Edge village centre.



The Stables, Nether Alderley.

Accommodation

Sole use stable yard comprising of:

- 3 x 12'x 12' new timber stables with covered overhang
- Lockable tack/feedroom
- Hardstanding area
- Off-road hardstanding parking for cars and horsebox/trailer
- Muckheap/muck trailer area
- Fully fenced Grazing/turnout area of approx. 1 acre
- Planning application submitted for a further hay barn building.
- Direct electricity and water supplied to site.



Lease Terms

The lease is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Tenants must be able to provide evidence that they are knowledgeable in land/grazing management.

Business Rates

Not applicable as personal use only.

Deposit

A deposit of equivalent to 3-month rent is payable.

Viewings

To arrange a viewing of this property please contact a member of our team on 0161 761 8476

Rental

£650 pcm

VAT

VAT is not payable

Insurance

The tenant will pay an amount to the Landlord to insure the building. The tenant will be responsible for arranging personal liability insurance and also insurance for contents at the property throughout the term.