







Farm View Stables

Ogwell, Nr Newton Abbot, TQ12 6EP

Briefly the property comprises:-

A well-constructed, timber stable yard of 9/10 boxes, set around a main concrete yard, three of which benefit from integral individual tack rooms and all of the stables have lights. There are multiple secure and convenient spaces for storing equipment and feed, keeping everything organised and within easy reach. The office is fully equipped for managing daily operations, with a comfortable office space, with Wi-Fi connection and a phone line. There is a separate yard kitchen with plumbing for a washing machine and space for tea and coffee making facilities to be provided. To one end of the building is a separate WC which is connected to a Klargester sewage treatment plant. There is ample space to store hay, bedding, and equipment, ensuring year-round functionality and ease of management. To the rear of the main stable yard is an enclosed workshop with power and light connected, an open fronted tractor shed and a lean-to wood/jump store. In addition there is a useful storage container on site. The excellent 40m x 20m all-weather arena features a top-quality Padstow sand and rubber surface, ideal for training and schooling in all conditions. The floodlight provides extended hours of use, making it perfect for winter evenings and there is provision for further lighting with wiring already in place to install. The land is down to organic permanent pasture and is divided into a number of convenient paddocks with water connected. There are no public footpaths over the land. The yard benefits from ample parking facilities for cars and horseboxes.



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A well presented yard comprising of 9/10 loose boxes, numerous barns and out buildings, 40m x 20m floodlit all weather arena and some 11.34 acres (4.589 Ha) of fenced paddocks. Ideal private or livery yard. For sale by formal tender.

- Self Contained and Private Yard
- 9/10 Stables
- Barns and Outbuildings
- Floodlit 40m x 20m Arena
- Well Fenced Paddocks
- Car and Lorry parking
- Yard office, kitchen and WC
- Superb location for hacking
- In all some 11.34 Acres (4.589 Ha)

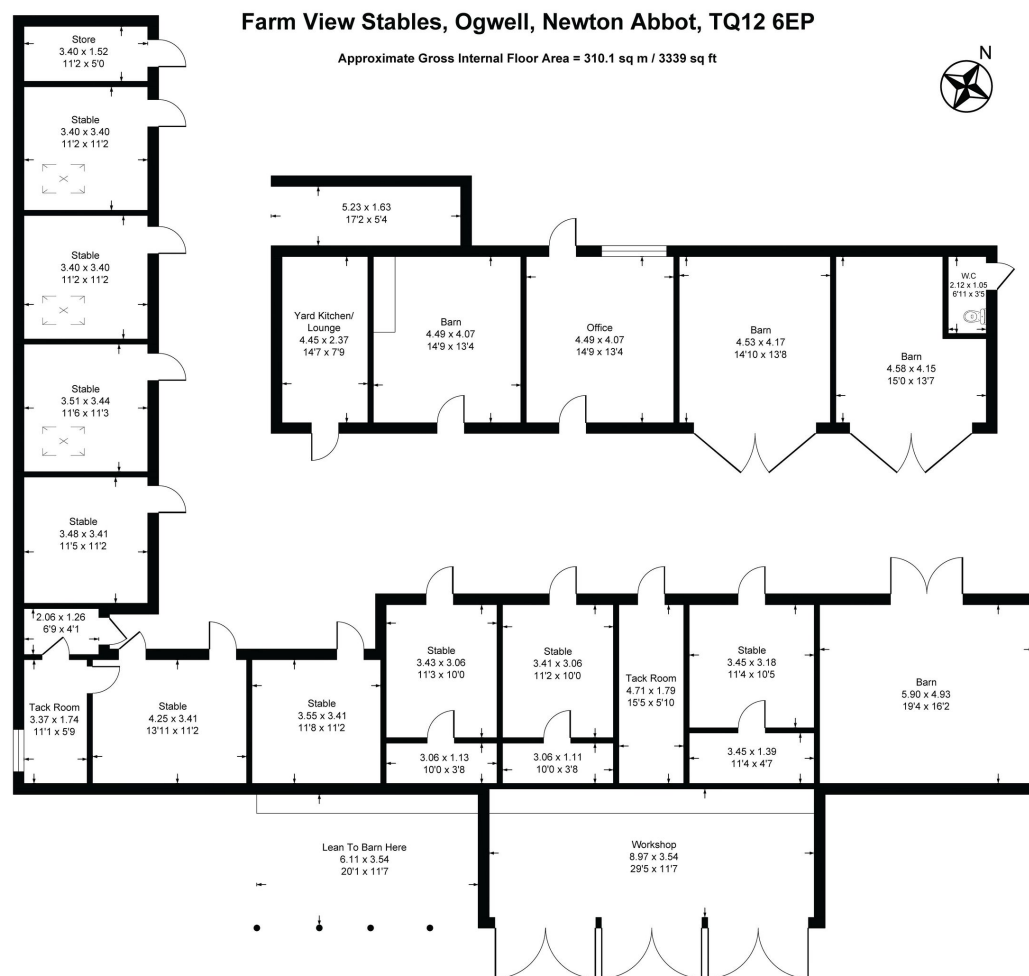


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains water and electricity. Private drainage.

COUNCIL TAX

Not applicable.

TENURE

Freehold with vacant possession upon legal completion.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX . Tel: 01626 361101

VIEWINGS

Viewing strictly by appointment with Luscombe Maye Equestrian 01548 845095

DIRECTIONS

What 3 Words ///nothing.appraised.crash

