

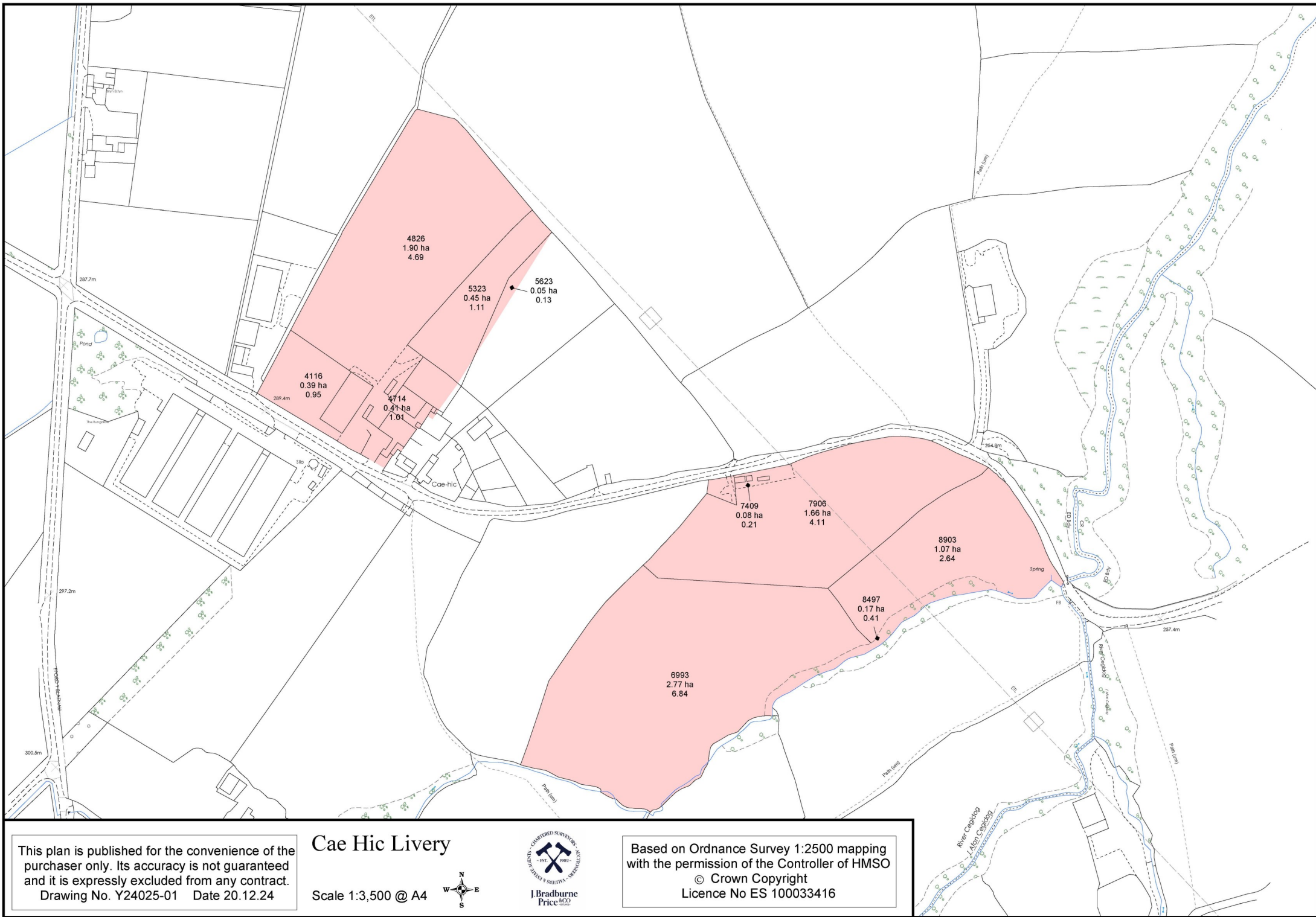


J. Bradburne Price & CO^{LTD}
~ EST. 1902 ~

~ CHARTERED SURVEYORS ~ AUCTIONEERS ~
~ VALUERS & ESTATE AGENTS ~

Cae Hic Livery Ffordd Y Blaenau Mold CH7 4NS

We are delighted to bring to the market this well equipped very successful and profitable livery and stabling business situated in a commanding location with views right across to the Wirral and on to Liverpool and Warrington.



This is at the centre of a very busy riding area and the business has been built up over the years by the current owners and has a very respectable turnover and a loyal clientele. Situated amongst the many features of the site, which in total will run to almost 24 acres, there is an indoor competition standard arena along with an outside arena, stabling for in excess of 20 horses and plenty of car parking. There is an onsite coffee shop business and with this being sold as a going concern all of the facilities are included.

Approx 24 acres of grazing/turnout, most paddocks have 360-degree views, split into two:

8 acres on the yard, with automatic water, post and wire electric fencing (mains fed) - split into 6 paddocks with walkway for easy access into each paddock.

15 acres within 2 min walk of the yard with automatic water, post and wire electric fencing (battery fed) - split into 4 paddocks. Wooden stable block & shed (needing refurbishment) and parking area/compound.

Fully covered, well lit & airy yard with 20 Cheval Liberte stables with sliding doors, large automatic water drinkers and full height built in corner hay racks.



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Large, covered tie up area for horses.

Competition size indoor arena (45m x 20m with 40m x 20m riding area) with lights, viewing area, judges/commentary box, jump store, sprinkler system, speaker system with silica sand and stabilising fibre surface.

38m x 28m outdoor arena/ménage with silica sand and stabilising fibre surface

All weather turnout area with carpet fibre surface, electric fencing and automatic water

Horse washdown area with hot water & Drimee solarium - is either key or coin operated.

Secure Tack room with CCTV & alarm system

Secure and fully enclosed car parking accessed via electrically operated gates with internal access gates to the yard providing additional security and safety.

Separate parking for horseboxes/trailers

Large rug drying room with power.

CCTV on site.

Large, covered hay/bedding & implement store

Coffee shop with large room above suitable for office/ storage

On site staff/livery accommodation static caravan

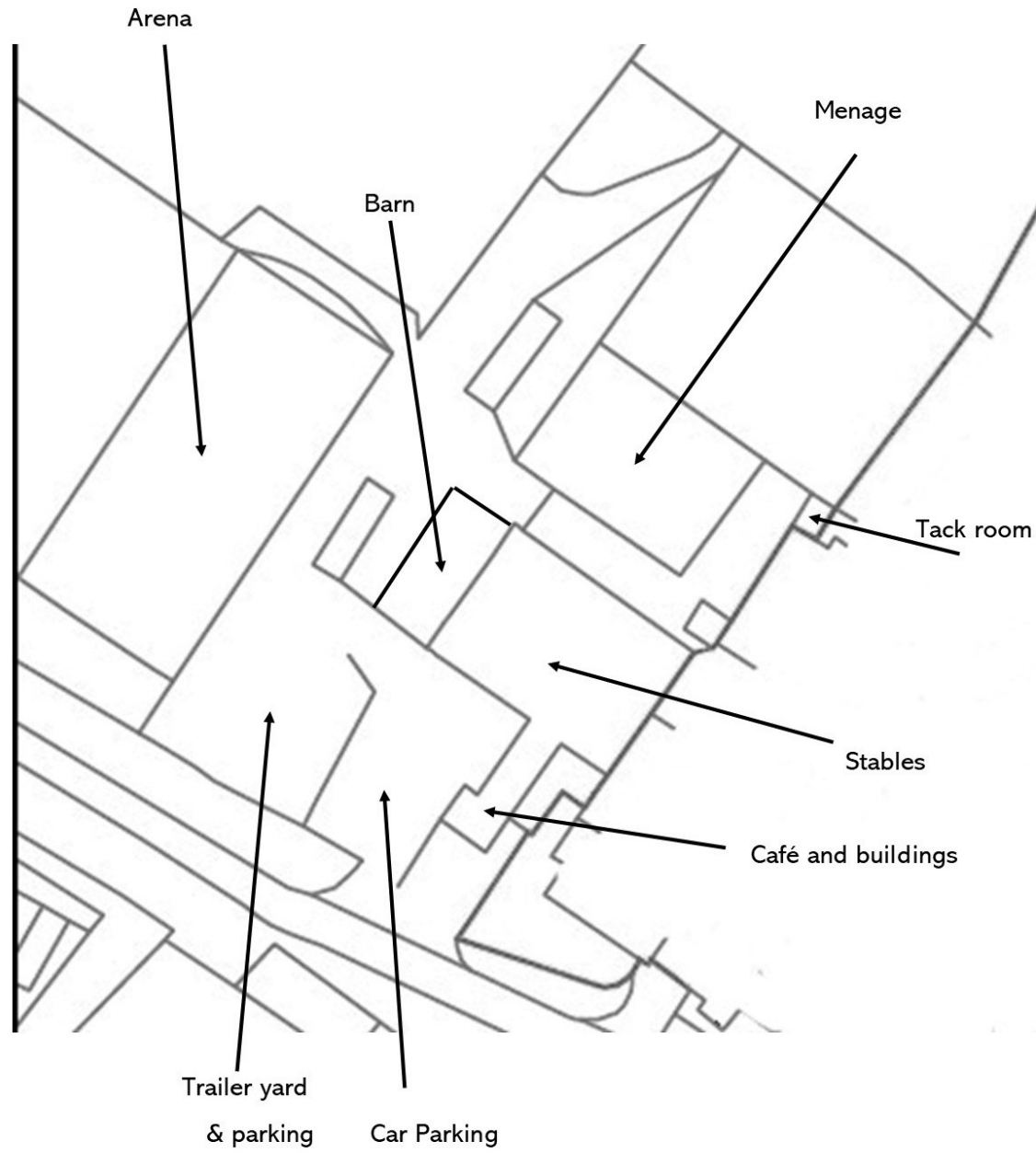
Fantastic hacking on the doorstep with lots of bridlepaths on the doorstep

Amazing location with easy access to local competition centres and riding clubs.



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Site Plan (buildings)



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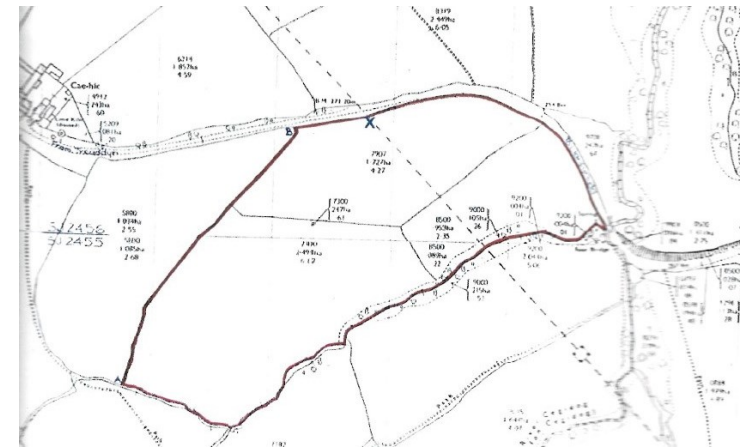
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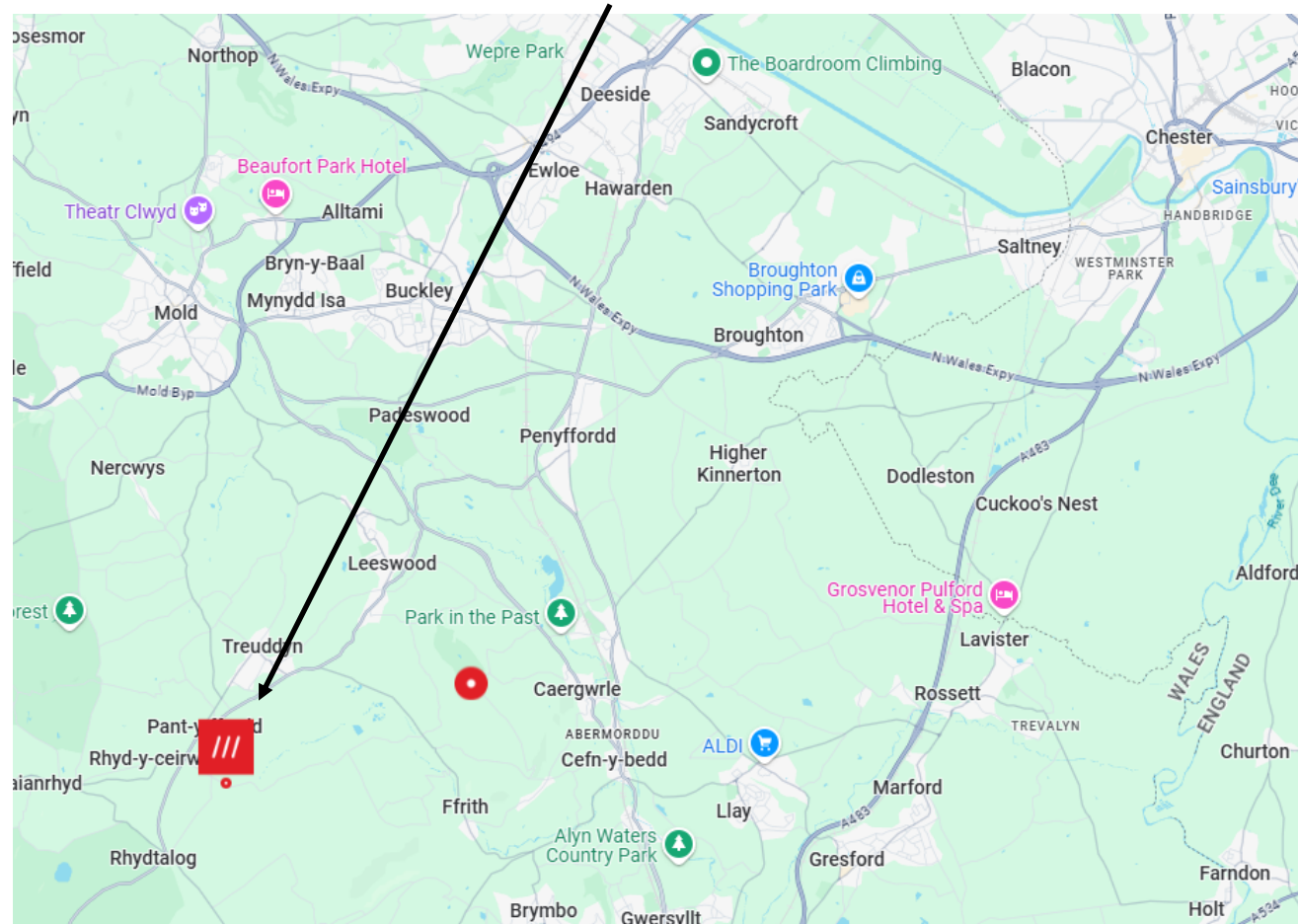
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