

Stud Farm Stables

Austerson | Cheshire

barbersRURAL



Stud Farm Stables

Coolle Lane | Austerson | Cheshire | CW5 8AT

Nantwich 3.1 miles | Whitchurch 10.3 miles | Market Drayton 10.7 miles
Southview 9.4 miles | Kelsall Hill 18 miles | Somerford 21.5 miles

A WELL-EQUIPPED EQUESTRIAN FACILITY
IN AN EXCELLENT LOCATION,
WITH SCOPE TO FURTHER IMPROVE

Stabling for 24 horses

Manège, Horsewalker and loading ramp

Large concrete area for parking, with space for turning a lorry

Useful range of buildings currently used for equestrian purposes

Potential for other uses subject to Planning Consent

1.94 Acres (0.78 Ha) of grazing

3.59 Acres (1.45 Ha) in all



bR



Location

Stud Farm is found within close proximity of Nantwich town centre in the heart of the Cheshire countryside. Equestrian enthusiasts can enjoy hunting with the Cheshire Hounds, eventing and show jumping at Kelsall Hill Equestrian Centre, Southview Competition and Training Centre and Somerford Park Equestrian Centre to name but a few. In addition, the network of quiet country lanes and bridlepaths nearby offer excellent opportunities for riding out.

The Buildings

1. Stables & storage 37.14m x 15.12m. 9 IAE stables (approx. 12ft x 14 ft) with sliding doors, 2 timber loose boxes, storage. Potential for adaption to create an indoor school.
2. Storage 10.71m x 4.88m
3. American Barn 13m x 12.91m. 6 Lodden internal stables (approx. 15 ft x 15 ft) with feed hatches and troughs.
4. American Barn 19.82 x 14.61m. 6 Lodden internal stables with feed hatches and troughs
5. Three Foaling boxes 8.66m x 18.49m
6. Stables and storage 17.10 x 11.36m. Three block stables with half height walls, storage space.
7. Loose housing 7.49m x 6.82m
8. Timber field shelter 4.64 x 4.36m
9. Manège 47.72m x 23.25m. Sand-based surface with post and rail boundary.
10. Monarch five-horse horse walker.





Method of Sale

For Sale by Private Treaty as a whole.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Plans, Areas and Schedules

These are based on the Ordnance Survey and the Rural Land Register. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Services

No mains services are connected to the yard however they are believed to be available in the vicinity. Connection to these services would be at the cost of the buyer.

Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Location

What3words ///went.imported.hockey

Postcode CW5 8AT

Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.

13456 19.9.23

Connect with us

@barbersrural



www.barbers-rural.co.uk

sales@barbers-rural.co.uk

01630 692500

Smithfield House,
Market Drayton, TF9 1EW