



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Stone Meadows Ashbourne Road
Bottomhouse, Leek, ST13 7EZ

Offers Over £275,000

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An exciting opportunity to purchase an established well equipped Stable Yard spanning an impressive 7.5 acres in total which includes yard area and land. Ideal for equestrian enthusiasts or anyone wanting to utilise the outdoor space for alternative uses/business opportunities or smallholding subject to consents.

Situated on the main Ashbourne Road within a stones throw from Beaver Hall Equestrian centre the property includes six timber built stables, tack room, two field shelters, muck store, lunge pen and 7.14 acres or thereabouts of grazing land.

The facility is well maintained and available for use immediately on completion and is worth a viewing to appreciate the location and size of the set up.

DIRECTIONS

From our office in Leek, head south east on the A523 Ashbourne Road and continue for approximately 3.8 miles. Turn right down the entrance lane towards Beaver Hall Equestrian Centre, indicated by our For Sale board, before taking the first right to Stonemeadows before reaching Beaver Hall Equestrian Centre.





Situation

The stable yard and land is situated at Bottomhouse just off the main Ashbourne Road A523 being convenient for transport links to and from major towns and other equestrian facilities. The stable yard and land are located within a stones throw of Beaver Hall Equestrian centre allowing a walk down the lane to attend riding lessons, clinics, competitions and use of the saddlery at Beaver Hall. An ideal equestrian location.

Access

The property is accessed off the A523 by a driveway which is shared with two other properties being Beaver Hall Equestrian Centre and Gooseneck Farm.



Yard Area

The yard area is hard standing with a concrete pad to the front of the stables.

Timer Stable Block

The block of stables comprising as an L shape and consists of six stables as follows:-

Stable 1

12'0" x 11'11" (3.67m x 3.65m)

Rear Lean to

6'2" x 15'4" (1.90m x 4.69m)

Currently used as a store, this lean to is situated to the rear of Stable 1 with a further lean to off:-

Side Lean to

Stable 2

11'10" x 18'9" (3.63m x 5.73m)

Could be used as a foaling box as it is larger than average.

Stable 3

12'4" x 13'11" (3.78m x 4.25m)

Tack Room/Stable

12'1" 8'4" (3.69m 2.56m)

Currently used as Tack Room

Stable 4

11'11" x 11'11" (3.65m x 3.64m)

Currently used as a Stable.

Stable 5

12'4" x 11'11" (3.78m x 3.65m)

Currently used as a stable.

Stable 6

12'4" x 13'11" (3.78m x 4.25m)

Currently used as a stable.

Timber Sheeted Store/Shelter

7'0" x 12'2" (2.14m x 3.72m)

With gate to front.

Timber & Sheeted Field Shelter

7'0" x 12'2" (2.14m x 3.72m)

Further Timber and Sheeted store to the rear of Store/Shelter.

Timber & Sheeted Field Shelter

7'0" x 12'2" (2.14m x 3.72m)

Lunge Pen

With sand surface and providing access to the land beyond.





Concrete Muck Store

Good sized concrete muck store and useful Polytunnel.

Land

The land extends to to 7.14 acres or thereabouts and is relatively level in nature. The land is split into reasonably sized paddocks for horse grazing temporarily fenced with mains electric fencing, with each paddock having the benefit of a mains water connection. Within the land are two field shelters and the entrance to the field/gateway is made up of hardcore.

Services

We understand the property is connected to mains electricity and water.

Viewings

By prior arrangement through the Agent.

Measurements

All measurements given are approximate and are 'maximum' measurements.



Please note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Wayleaves and Easements

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Tenure & Possession

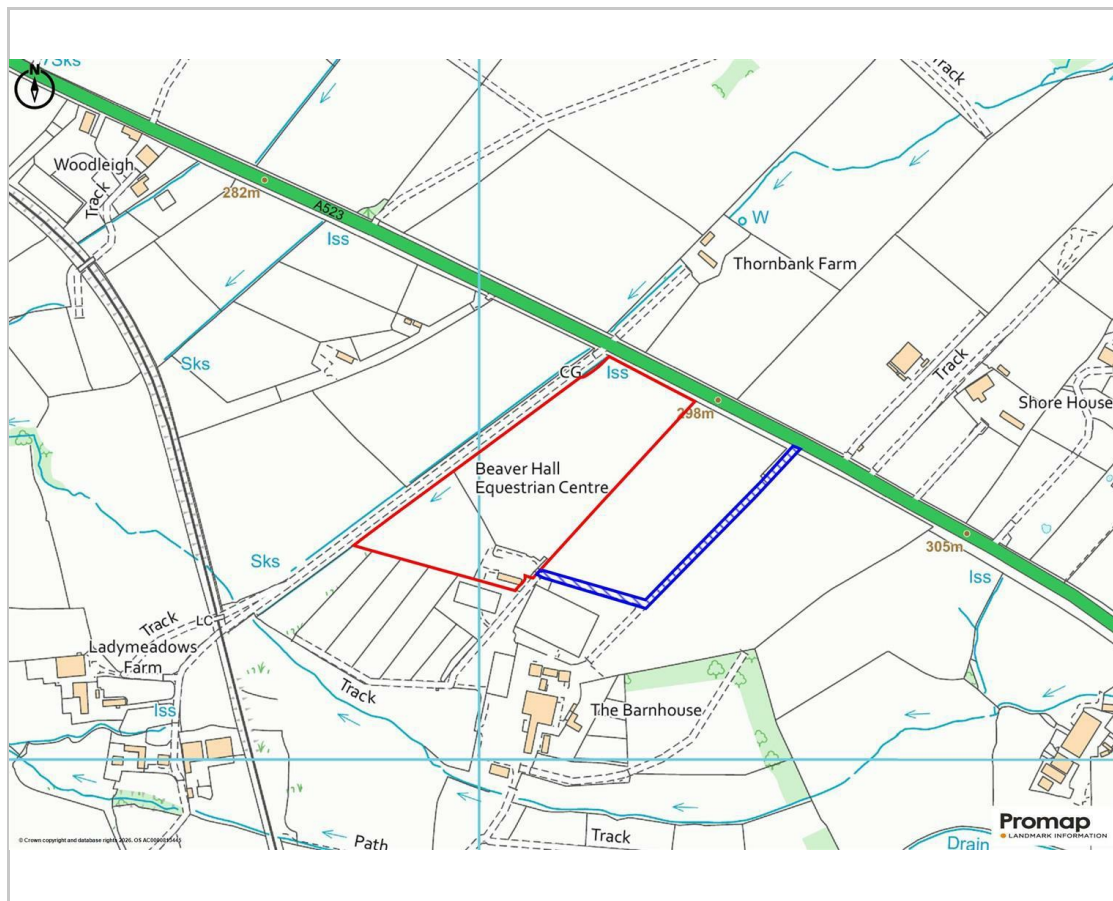
The property is held freehold and vacant possession will be given upon completion.

Websites

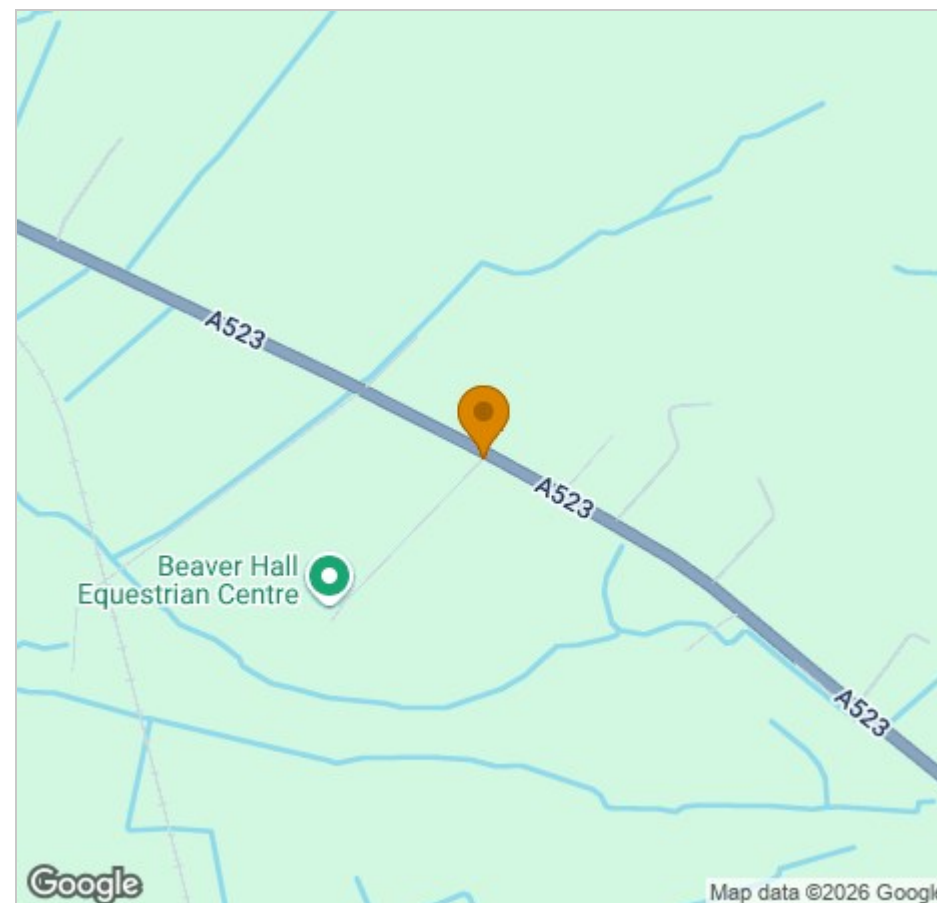
www.grahamwatkins.co.uk;
www.rightmove.co.uk;
www.primelocation.co.uk
www.onthemarket.co.uk



Floor Plan



Area Map



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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