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Taylor & Fletcher



LAND AND EQUESTRIAN BUILDINGS

Sandywell Stables, Sandywell Park, Whittington, Cheltenham, GL54 4HF

**FOR SALE BY PRIVATE TREATY
OFFERS IN EXCESS OF £120,000**



Sandywell Stables - 3.63 acres with Stables and Buildings

Sandywell Stables, Sandywell Park, Whittington, Cheltenham, GL54 4HF

"Equestrian stables, land and buildings with exceptional connectivity to Cheltenham"

SITUATION

The property is located just off A40 between Whittington and Andoversford, next to Sandywell Park, just 5 miles outside of Cheltenham.

The property is well located for easy access to Cheltenham, Bourton-on-the-Water, Cirencester and other key centers via a good road network. There are local amenities in Andoversford village, which is within walking distance.

DIRECTIONS

When traveling east from Cheltenham on the A40, towards Oxford, the Property is situated 1.5 miles after Dowdeswell Reservoir, and only c.350 meters from Whittington Turn bus stop. Located on the right hand side of the road, the property has a private access, with screened timber gates, along side the stone pillared access for Sandywell Park.

What 3 Words: [///cook.grapes.birthdays](http://cook.grapes.birthdays)

DESCRIPTION

Extending to a total of 3.63 acres, with pasture land, stables and buildings.

The property has three separately fenced paddocks running parallel with the A40, these are neatly divided with post and rail fencing and beautiful mature hedges. The property has a series of buildings, consisting of horse stables, tack room, storage and field shelters. The main building has a foot print of approximately 80 square meters and the second approximately 45 square meters.

Upon entering the property, it benefits from an area of circa 600 square meters of hard standing. A proportion of the property is also the old railway line, this is now grassland, but is suspected to maintain the foundations of railway line.

BUILDINGS

The main stable building is a block construction with a sloped roof draining off to the rear and some timber cladding for aesthetic purposes. It consists of four stables and a tack or implements store room, all with concrete floor and foundation.

The second building is also a block construction with a sloped roof to the rear, this is open fronted with gated access and concrete floor.

Within the first paddock there is a open fronted pole and timber clad building, this could be considered a large stable, or substantial field shelter. In addition, there is a further field shelter in the second paddock, also of timber construction.

The structures are all in good condition and have been well maintained.

ACCESS

The property is easily accessible directly off the A40, with its own private gated access set back off the main road.

The property also benefits from another access off the A40 (closer to Andoversford, off the turning to Sandywell Farm. This is a useful additional access directly onto the more south east end of the land, and may allow the land to be sub divided in the future.

SERVICES

The property benefits from supplies of mains water and electricity.

DESIGNATIONS

The property is within the Cotswolds National Landscape, however, the property is NOT within the Greenbelt, or a conservation area.

PUBLIC RIGHTS OF WAY

There are NO public right of way over the property.

From Andoversford there are bridleways out towards Syreford, Whittington and Withington and Chedworth woods..

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

MINERALS AND SPORTING RIGHTS

We understand that mineral and sporting rights are to be included in the sale.

PLANNING

There are no current planning permissions or applications relevant to the property.

TENURE

Freehold with Vacant Possession upon completion.

OVERAGE

NO overage covenant is to be applied.

FOR SALE BY PRIVATE TREATY

The freehold tenure of the property is for sale by private treaty, with offers considered in excess of £120,000. For more information please contact Rupert Grainger at our Bourton-on-the-Water Office on 01451 820913, or Email Rupert on rupert.grainger@taylorandfletcher.co.uk.

VIEWING

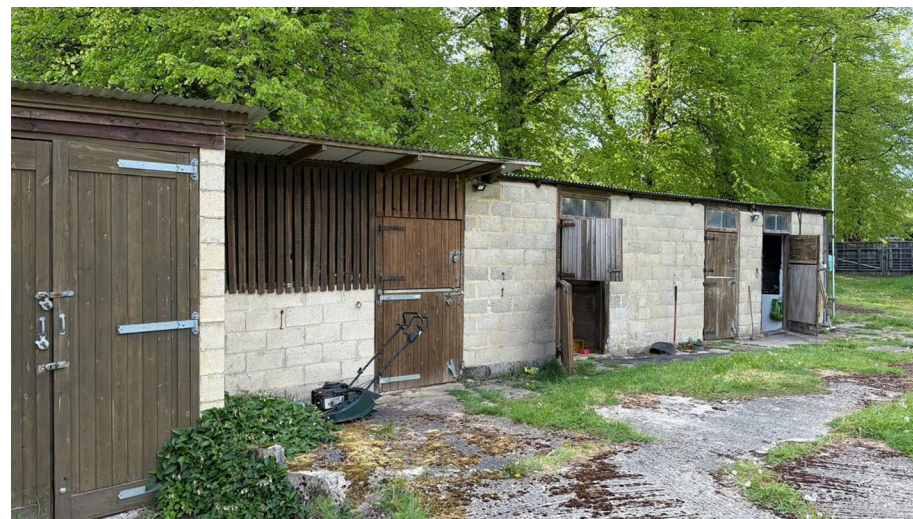
Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913.

HEALTH AND SAFETY

When viewing the land, please ensure you wear appropriate sturdy footwear, as the terrain may be uneven, slippery, or contain hidden hazards. Please also remain vigilant around boundary fencing, water features, ensuring all gates are left as found. All viewings are undertaken at the visitor's own risk; please report any identified hazards or incidents to the site host immediately.

WAYLEAVES AND EASEMENTS

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise and subject to all outgoings or charges connected with or chargeable whether mentioned or not.



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 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.