



Launde Park Farm, Launde, Leicestershire

12 boxes, 15 acres, menage, horse walker and gallops.





LOCATION

Launde Park Farm lies immediately to the southeast of Launde. It is located approximately 6 miles from Oakham and 7 miles from Uppingham.

DESCRIPTION

- 12 boxes/stables
- Use of 50m x 40m arena
- Use of 5 horse walker
- Use of 600m canter track
- Ground floor accommodation comprises feed room, shower room/wc and tack room.
- First floor accommodation comprising office space, small bedroom, bathroom and kitchenette.
- 15 acres of grazing land (more available by separate negotiation).
- Ample space for horsebox/trailer parking.
- Good off-road hacking

The owner will retain use of a separate 4 boxes and may from time to time use the horse walker.

SERVICES

The incoming tenant will be expected to contribute to the services of approximately £250 per calendar month for water and electricity. This will be subject to review every 6 months.

BUSINESS RATES

Business rates will be payable by the incoming tenant.

TENURE

To be let under a Landlord and Tenant 1954 Act Lease with a fixed term of 5 years with a break clause after year 2.

VIEWINGS

Viewings by prior arrangement only through the agent.

Contact

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