



# Barleston Stables

Barlaston, , ST12 9EN

- 10 Stables with scope for further, subject to PP.
- Tack room and store rooms
- Manege 20m x 38m.
- Large Hard Standing areas/Horsebox Parking.
- Set within 4.4 Acres.

A rare opportunity to acquire a stable yard and circa 5 acres with a manege and within 10 mins of the centre of Stoke-on-Trent. The timber built stable yard offers stabling for 10 horses and has the scope for more if required subject to relevant planning permissions. The yard has been purpose built and provides good natural light into the stables which look out over the paddocks and manege. Adjacent to the stable yard is another timber framed building for storage and ample hard standing for parking & turning for a number of vehicles with extra storage for haylage & shavings.

The Property is approached off Barleston old Road with a sweeping driveway to the hard standing and stables.

#### Timber Stable Block 1

consisting of 8 Stables of timber construction on a concrete base with corrugated sheet roofing, translucent roof lighting and individual lighting in each stable, cantilever canopy having external lighting and various security flood lights either end of stable block. Each stable has rubber floor matting and water drinkers. There are also external water taps.

#### Timber Stable Block 2

is the same style as the other but consisting of 2 stables, tack room

and store.

#### Timber Building:

Further general store.

#### Steel Container:

useful container for secured storage of tack and feed.

#### Manege

circa 20m x 38m post and rail perimeter fencing, floodlit, silica sand with good drainage.

#### Horsebox Parking

a large hardcore parking area for horseboxes and trailers is to the front of the stables providing good storage space for haylage and shavings also.

#### Land

approximately 4.4 acres of turnout paddocks with post and rail fencing, individual paddocks have electric fenced divisions.

#### Services

Mains electricity and Water

#### Viewing

Strictly by prior appointment with agents Jackson Equestrian on 01743 709249.



Shropshire (Head Office)  
Franks Barn  
Preston on Severn  
Uffington

Shrewsbury, SY4 4TB

Cheshire  
The Sugar House  
Sugar Lane  
Manley  
Cheshire, WA6 9HW  
01928 740 555

Website:  
jacksonequestrian.com  
jacksonrural.com

Email  
info@jacksonequestrian.com

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