



Booth Hall Farm Stables
Kingsley | Staffordshire



Booth Hall Farm Stables

Clamgoose Lane, Kingsley
Staffordshire, ST10 2EG

A fantastic opportunity to purchase a high-quality equestrian facility, in a desirable location, set in approx. 18 acres of land suitable for professional, business or private use.

- A fantastic opportunity to purchase a high-quality equestrian yard
- American Barn style stabling with secure tack room, internal stabling, and washing facilities
- Excellent 20x40m floodlit manège with quality silica sand and rubber surface
- Monarch Equestrian 8-horse walker with rubber tiled flooring
- A further range of portable field shelters and stabling
- Carefully maintained pasture split into approx. 18 electric fenced paddocks
- Circa 18.40 acres of carefully maintained pastureland
- Excellent access to miles of outriding and within easy reach of road networks for competition venues

APPROX. DISTANCES IN MILES:

Cheadle 2m | Uttoxeter 10m | Stoke on Trent 10m | Stafford 17m | Derby 30m | Crewe 30m

Situation

Situated on the outskirts of the village of Kingsley, Booth Hall Farm Stables stands within easy reach of the market town of Cheadle. The A52 is only minutes away and gives access to Stoke on Trent, the market town of Ashbourne and, of course, the District National Park.



London Euston is also only an hour and half journey from Stoke on Trent train station. The property is especially well placed for equestrians, being within reach of a range of highly regarded venues. Field House Equestrian Centre, Eland Lodge Equestrian Centre and Staffordshire County Showground are all easily accessible locally. The situation of the property being within close reach of major road networks makes for ease of travelling to venues nationally.

Description

Booth Hall Farm Stables has been well designed and will suit private or professional users with an interest in a range of disciplines. The property is accessed from Clamgoose Lane via a private driveway, from a network of quiet country lanes which offer excellent outriding locally. From the gated entrance, passing a number of well-maintained grass paddocks on approach, the main stable building is reached at the top of a stone driveway. A former agricultural building being a steel portal frame with concrete block walls and timber Yorkshire boarding above, provides excellent ventilation for housing horses.

Accessed via double sliding doors with roof ventilation and sky lights throughout, the building is ideally suited to stabling. The well-drained concrete flooring provides a perfect area for internal stabling and washing facilities. Within the building there are 12 internal boxes which are of high quality with sliding doors. There is a further gated entrance to the far end and doors to the Monarch 8 horse walker and pasture beyond. There is a generous amount of hardcore parking for vehicles and horseboxes. From the main stable yard, the manège, sheltered with a line of mature broadleaf and coniferous trees, is accessed via a post and railed track from the drive.



The 20x40m manège is well drained and has a silica sand and rubber surface ideal for a range of equestrian disciplines with floodlights providing a year-round training facility.

In addition to the main stable building, there is a range of portable timber stable/shelters in situ which are to be included in the sale, providing additional portable stabling and excellent storage for bedding and bales.

An additional access point to the highway exists to the Northeast of the site.

Services

Mains electricity and water

Local Authority

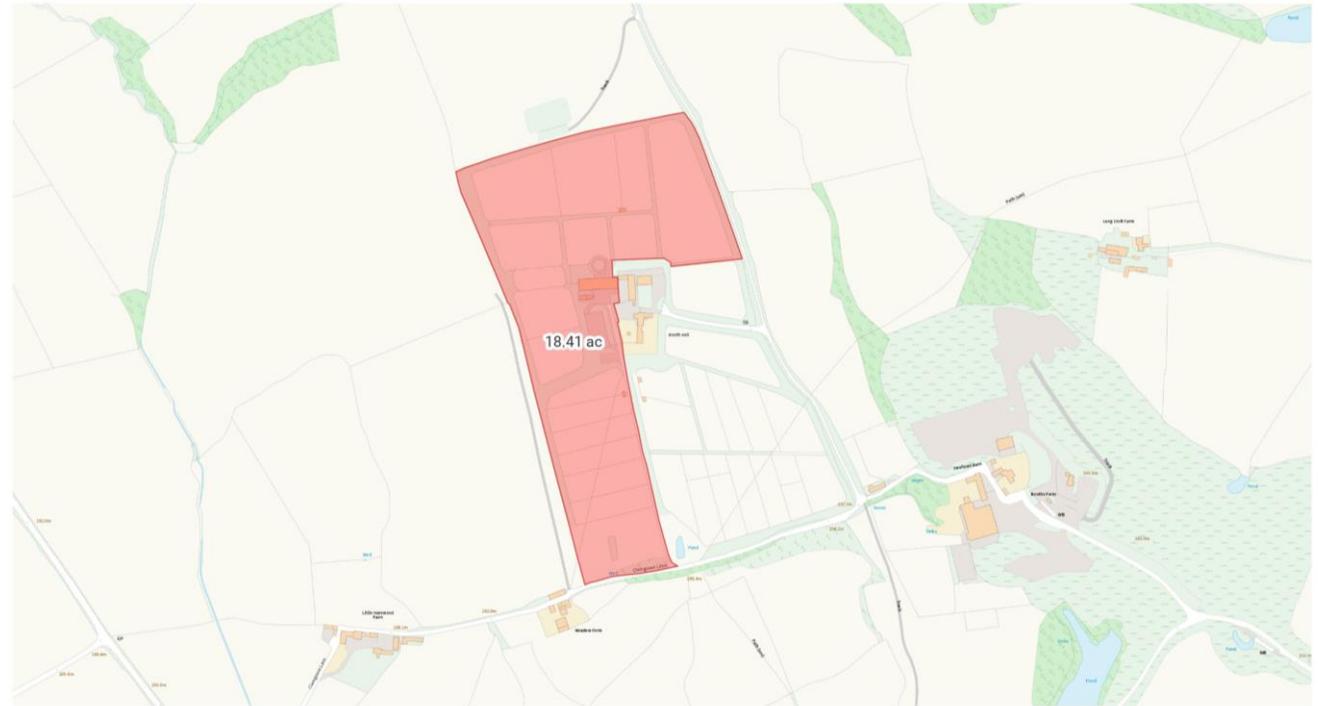
Staffordshire Moorlands District Council.
Moorlands House, Stockwell St, Leek ST13 6HQ
Phone: 0345 605 3010

Viewings

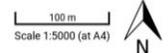
Strictly by prior appointment with the sole agents Jackson Property on 01743 709249 or 01948 666695.



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2EG



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