



Coppenhall Stables
Crewe | Cheshire



Coppenhall Stables

119(a) Warmingham Road, Coppenhall,
Crewe, Cheshire, CW1 4PP

A delightful stable yard with 3 stables, manege and turnout paddocks.

- 3 stables with tack & feed room
- Shared use of facilities:
- 60m x 20m floodlit manege
- Dressage to music sound system
- Wash box with solarium
- Hay barn, horse box parking, muck trailer
- Yard toilet, Secure yard with CCTV
- x5 post & rail turnout paddocks

Description

Coppenhall Stables is a lovely private yard that is available to share with the owner who now only has two horses on site. There are the main three stables on the property available to let with another for storage and a private tack & feed room. You will also have the use of the excellent equestrian facilities on site. Located down a private track off Warmingham Road, the property is neatly secured behind large gates and covered by its own CCTV system.



The stable yard itself, consists of three concrete block-built stables with canopy and concrete frontage, all with rubber floor matting with a further stable for storage. On the stable yard itself, there is a rubber floored wash box with a hot & cold shower facility along with a heat lamp solarium. The corner of the L-shaped yard provides the tack & feed room.

The manege is a full-size international dressage arena of 60m x 20m and has the benefit of both mirrors and floodlights, there is also a sound system to facilitate Dressage to Music. The surface is a silica sand and rubber topping, all fully drained and assisted by a pump to keep the water flowing away from the drains below to ensure an excellent riding surface all year round.

There is ample hardstanding space and parking for a horse box and storage of haylage and bedding along with a hay barn for undercover storage as well. A conveniently positioned muck trailer is available which is regularly collected and taken away from site; a contribution towards the cost of removal will be required from the tenant.

Next to the stable yard is a yard toilet with hot water connected and space to change, if required.

Land

There are five small paddocks, all neatly fenced with post and rail fencing and automatic water troughs connected. Turnout is limited in the winter due to weather conditions so the owner would allow turnout at times on the manege. The total grazing area is 0.85 acres.



Services

Electricity – sub-metered and invoiced by the Landlord

Water - included in the Rent

Muck removal – shared cost with the Landlord

Local Authority

Cheshire East Council

www.cheshireeast.gov.uk

Lease Terms

Term – Flexible lease term to be agreed between parties.

Rent – £500.00 PCM to be paid monthly in advance.

Deposit – £1000.00 payable upon the signing of the agreement.

Holding Fee – A Holding Fee equal to one month's rent will be requested to remove the property from the market on agreeing heads of terms between parties to place the property 'Under Offer' and will therefore be held for the applicant. This Holding Fee will act as the first month's rent on occupying the property.

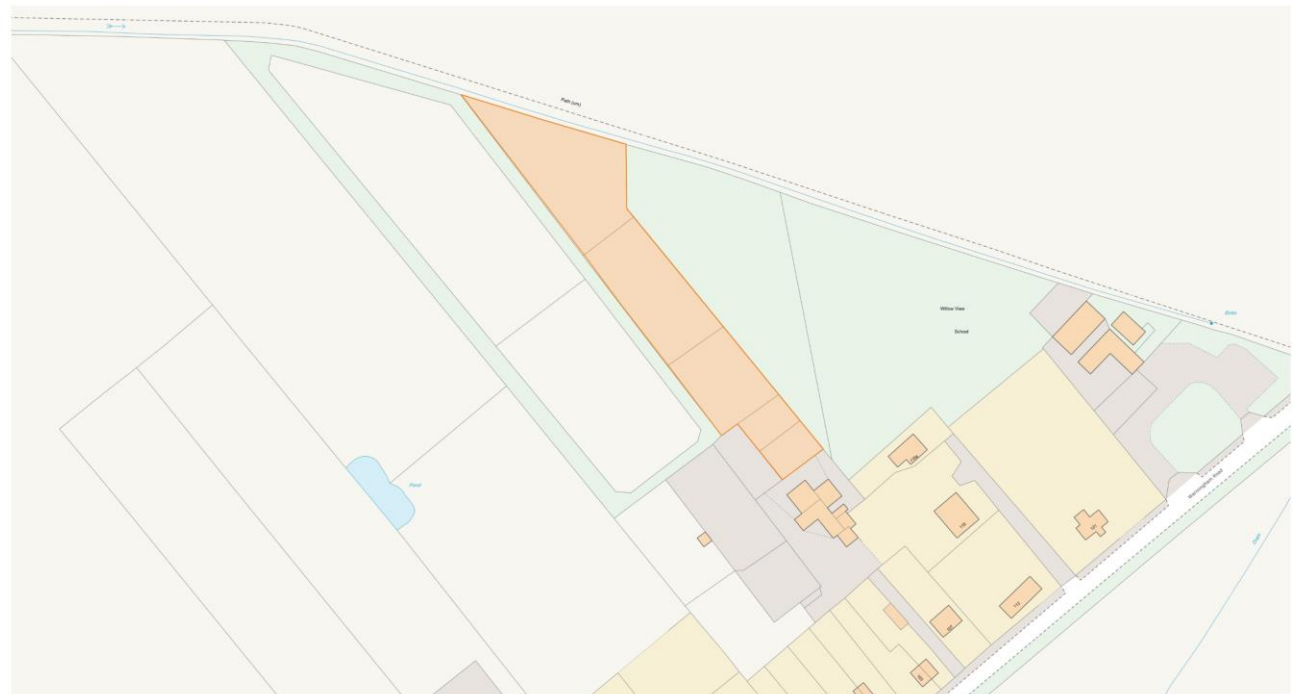
Viewing

Strictly by prior appointment through the sole Agents

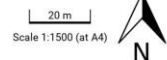
Jackson Property on 01743 709249 or [info@jackson-](mailto:info@jackson-property.co.uk)

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