



# Gelli Farm Stables

Trelogan | Flintshire



## Gelli Farm Stables

Pen-yr-allt, Trelogan  
Flintshire, CH8 9DD

A delightful stable yard containing five stables and a pony box with a manege and turnout paddocks, positioned in an idyllic rural setting near Holywell, Flintshire.

- Self-contained stable yard to let
- 5 Stables and a pony box
- Tack room & office/brew room
- Portal framed building
- Hay and feed area
- 20m x 40m manege
- Horsebox parking
- Turnout paddocks with water connected
- Approx. 8.38 acres of grazing

### Approximate distance (miles)

Trelogan 1.5m | A55 J.31 1.5m | Holywell 4.5m  
Northop 12m | Mold 14m | Chester 23m  
Bangor 40m

### Description

Gelli Farm Stables is a beautiful private stable yard that was used previously by the owners for their own horses. As they now no longer have the requirement of the stables, these are available to a suitable candidate to make use of the space. The stable yard itself is within a steel portal framed building under a corrugated pitched roof with translucent roof sheeting and strip lights.



There are three internal stables built by 'Monarch' set on a concrete floor, each with their own automatic water feeders, swing feed troughs and 'Hay Bar' racks. The stables are positioned to the back wall of the building with the timber pony box opposite, also having its own automatic water feeder. There are three large swing doors, two at the top of the barn for good access with hay deliveries etc and one to the side as the day-to-day entrance. Within the building, there are stairs up to a large office and brew room area with the secure lockable tack room located off this room which has power and lights connected. Externally, there are two timber stables with canopy to the front.

The manege for the tenant's use measures approximately 20m x 40m and has a silica sand and carpet fibre surface with a timber post and rail fence perimeter.

The yard is located just off a quiet country lane outside the village of Trelogan with good access to the A55 North Wales Expressway. The stable barn is located to the other side of the main entrance to Gelli Farm itself but is well separated from the main residence. A new entrance will be installed in due course which the tenant will be then required to use in the future to enable good privacy for both parties. There is ample parking and turning by the stable yard and there is the option to be able to park a horsebox or trailer on site.

There are also onsite toilet facilities for the tenant's use.

A large concrete muck clamp can store manure which the tenant will be required to use and then remove manure from site as often as required.

## Land

Two large paddocks are available with the stable yard which are well fenced with a hedge boundary, they also have automatic water troughs connected and in all equate to approx. 8.38 acres.



## Services

Electricity and water to be sub-metered and invoiced by the Landlord.

Local authority - Flintshire Council

## Lease Terms

Term – flexible lease term to be agreed between parties.

Rent – £750.00 per calendar month to be paid monthly in advance.

Deposit – £1,500.00 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.

## Directions

Co-ordinates: 53.29441262101156, -3.310469266483638

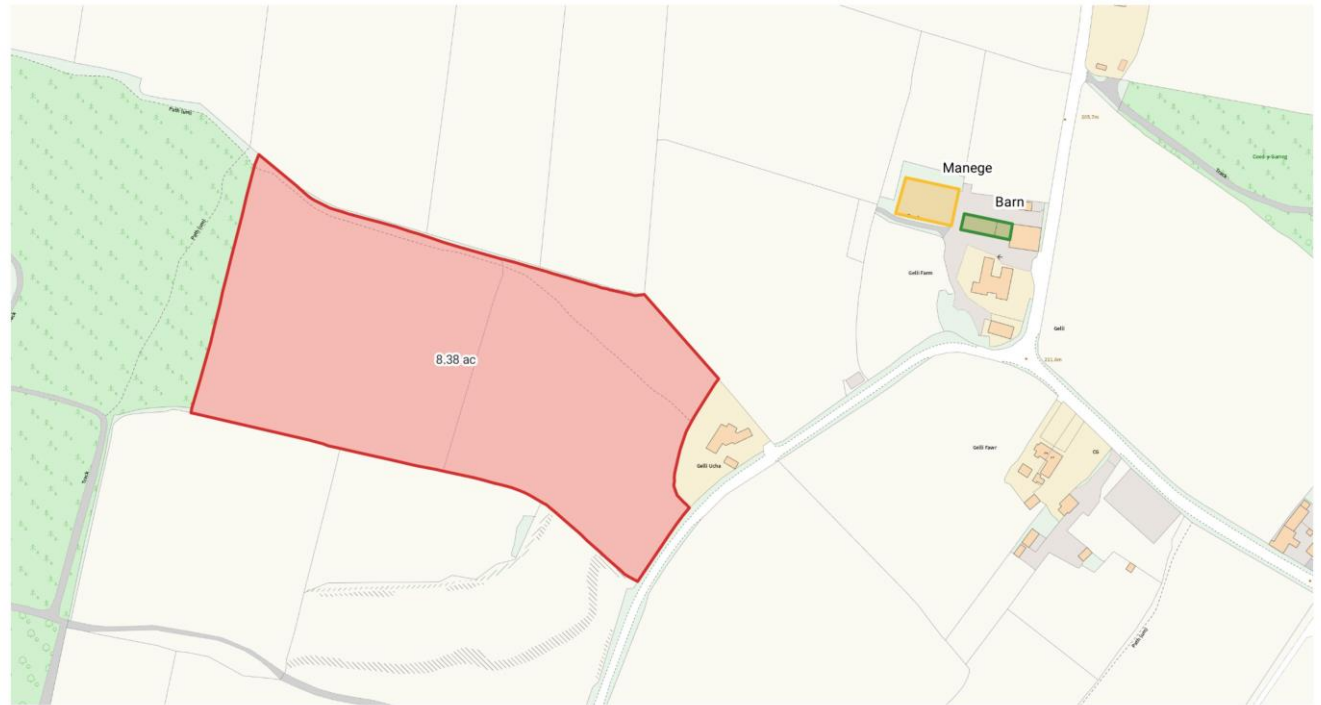
Post Code: CH8 9DD

## Viewing

Strictly by prior appointment through the sole agents Jackson Property on 01743 709249.



Gelli Farm Stables, Pen-yr-allt, Trelogan,  
CH8 9DD



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50 m  
Scale 1:2500 (at A4)



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