



Home Farm Stables, Middleton, Ludlow, Shropshire, SY8 3DX

- 10 Loose Boxes
- Excellent quiet rural position
- Good hacking and outriding
- Feed, Tack & Storage area
- Property available immediately
- No DIY Liveries
- All weather gallop available by separate negotiation
- Paddocks extending up to 16 acres



TO LET £750 Per calendar month

To arrange a viewing please contact [t. 01743 491979](tel:01743491979) [f. 01743 709967](tel:01743709967)
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A 10 loose box stable yard in an exceptional setting within the Downton Hall Estate.

Approximate Distances Ludlow 4.5m Cleobury Mortimer 11m Tenbury Wells 11m Kidderminster 23m Shrewsbury 32m Worcester 33m Birmingham 41m

Description The stables enjoy a wonderfully peaceful situation within the Downton Hall Estate. The setting can be fully enjoyed by the equestrian user with good outriding on the quiet country lanes and bridleways within the local vicinity.

With only a five minute drive to the A49, the property is well located for communications both north & south providing good access to competitions both locally and further afield.

Stable Yard The stable yard consists of 10 loose boxes. The stable building is of brick construction with pitched tiled roof. Three stables open out onto a courtyard and the other seven are constructed within the building having an internal walkway with concrete block internal walls. All the stables are of a good size and have stable doors with anti-weave bars fitted. The courtyard area is laid with brick and the stables are of brick and concrete flooring. There is an external water point on the yard. A storage area is located off the internal corridor up into a loft area which would provide a good area for feed, tack and further storage.

Stable Measurements No.1 to No. 3 inc = 4.8m x 3.4m
No. 4 = 4.6m x 3.8m
No. 5 to No. 7 inc = 3.7m x 3.7m
No. 8 to No 10 inc = 3.9m x 3.0m

Land The property has up to 16 acres adjacent to the yard which are split into three small paddocks and one large field all of a mixture of post & rail fencing, hedge perimeters and with further stock

fencing in some areas.

Directions From Ludlow take the A4117 signposted to Kidderminster and then bear left onto the B4364 signposted to Bridgnorth. After a short distance bear left again towards Middleton, where the road bends to the right and after about half a mile turn left onto a Private Drive adjacent to a gate lodge. Proceed up the drive and continue straight passed all the buildings at the top and follow the drive round to the left and passed the entrance to the main hall, then take the next left and left again and the stable yard will be on the left hand side.

Viewings Strictly by prior appointment through agents Jackson Equestrian on 01743 491 979 or email via info@jacksonequestrian.com

Services Mains Electricity & Water.

Local Authority Shropshire Council

Lease Terms Term Flexible lease term to be agreed between parties. Commercial Tenancy Agreement Each party to cover their own solicitor costs
Rent - £750.00 per calendar month to be paid monthly in advance.
Deposit -£1,500.00 payable upon the signing of the agreement.

Holding Deposit A holding deposit equal to one months 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 deposit will act as the first months rent on occupying the property.

Application/Administration Fees A non-refundable fee of £36.00 (inc VAT) per person is payable upon submission of a completed application form. If the application is accepted an administration fee

of £180.00 (inc VAT) is payable before the tenancy agreement is issued.

VIEWING STRICTLY BY APPOINTMENT

Through the Agents Jackson Equestrian on 01743 491979 or 01743 709967

Disclaimer - Jackson Equestrian' JACKSONS ESTATE AGENCY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

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