



Manor Farm Stables,
Nantwich, Cheshire.



Manor Farm Stables,

London Road, Walgherton,
Nantwich, Cheshire, CW5 7LA.

Newly developed Stable Yard with good Equestrian facilities SE of Nantwich, Cheshire.

- 5/6 Stables with scope for further, subject to PP.
- Agricultural Barn 11m x 11m.
- Manege 20m x 40m.
- Security System.
- Large Hard Standing areas/Horsebox Parking.
- Enclosed concrete Muck Heap.
- Set within 6.62 Acres.

Walgherton 0.5m | Nantwich 4m | Crewe 6m |
Stoke-on-Trent 16m | Chester 25m | Shrewsbury
31m | Manchester 42m | Birmingham 56m



Description

A rare opportunity to acquire a newly developed stable yard and agricultural barn with an excellent manege just South East of Nantwich in Cheshire. The timber built stable yard offers stabling for 5/6 horses and has the scope for more if required subject to relevant planning permissions. The yard has been purpose built and is South facing providing good natural light into the stables which look out over the paddocks and manege. Adjacent to the stable yard is a large portal framed agricultural barn with ample hard standing for parking & turning for a number of vehicles and storage for haylage & shavings. A concrete enclosed muck heap is easily accessed off the yard. The current vendors rent a mobile office unit which nests neatly between the yard and agricultural barn, any purchaser could continue this agreement with the hire company.

The Property is approached off London Road (A51), with tarmac drive having a brick walled entrance through double gates into the large parking sweep.

Timber **Stable Block** consisting of 5 Stables of timber construction on a concrete base with corrugated sheet roofing, translucent roof lighting and individual lighting in each stable, canopy having external lighting and various security flood lights either end of stable block. Each stable has rubber floor matting and automatic water drinkers. There are also external water taps and a water butt.

Stables 1-3 measure 3.64m x 3.50m

Stable 4 measures 4.34m x 3.65m

Stable 5 measures 7.2m x 3.5m (currently this stable is divided into two providing a **Sixth** Stable)

Hay Barn 3.52m x 2.91m with large double doors.



Tack/Feed Store 3.6m x 2.36m strip lighting, electric points, security alarm system.

Agricultural Building approx. 11m x 11m.

Steel portal frame construction with concrete block walls continued in box profile sheet cladding, concrete floor, secure entrance door to one end accessed off main stable yard and roller shutter doors to the opposite end of the building, various power points and strip lighting internally with security lighting externally. Washroom with low flush w.c. having drainage to septic tank.

Portable **Office** Building is positioned between the stable block and agricultural building which is currently hired by the Vendors and would be available to any purchaser if required on similar terms or this can be easily removed on completion of sale contracts.

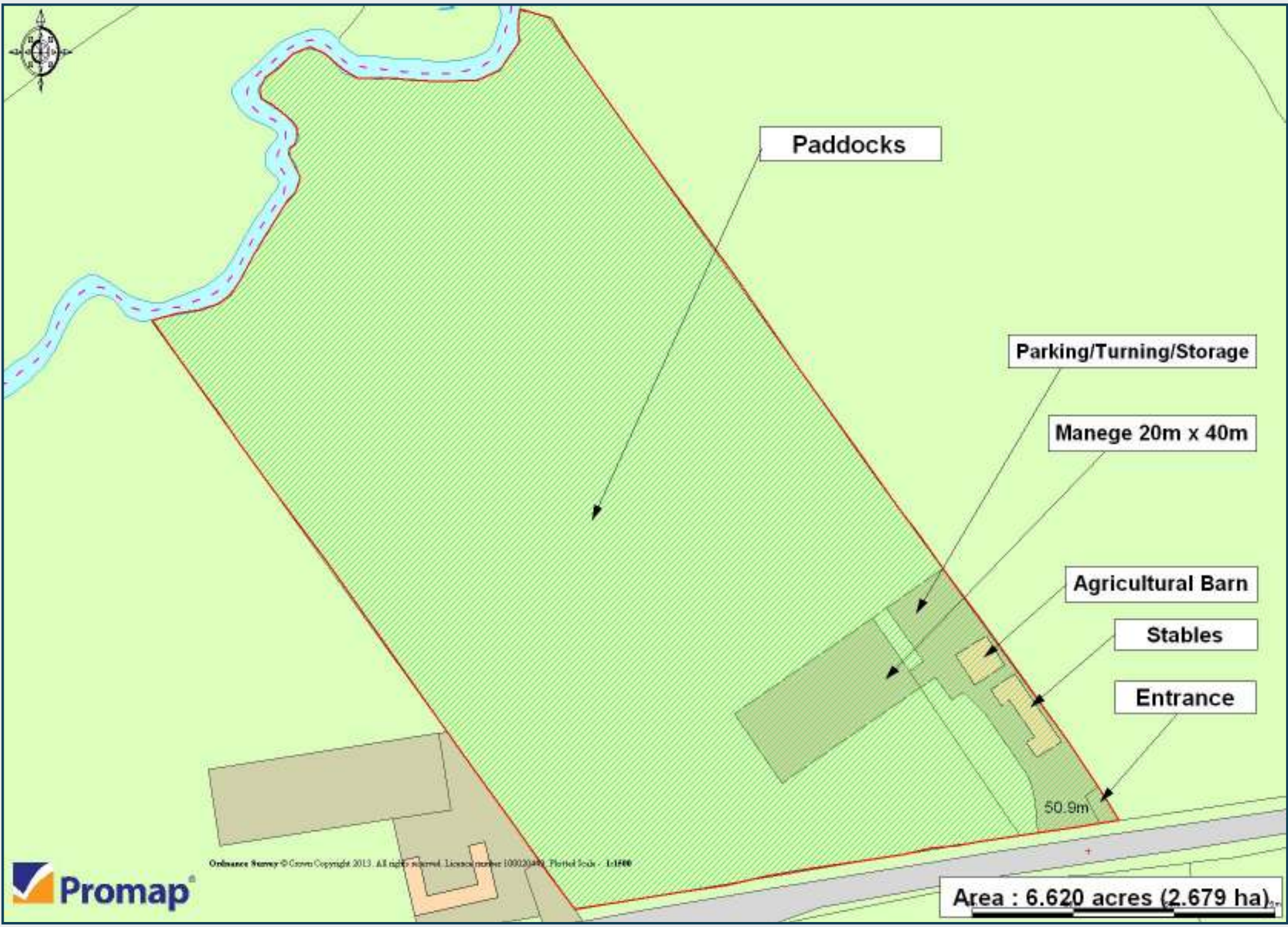
Muck Area with concrete panelled walls and floor, accessed off parking area to rear of property.

Manege 20m x 40m post and rail perimeter fencing, silica sand & rubber surface, professionally built with good drainage which runs off to a brook at the bottom of the land.

Horsebox Parking, a large hardcore parking area for horseboxes and trailers is to the rear of the agricultural building providing good storage space for haylage and shavings also. Car Parking is to the front of the Property off the main driveway on further hard standing.

The property is covered by a security system.





Paddocks

Parking/Turning/Storage

Manege 20m x 40m

Agricultural Barn

Stables

Entrance

50.9m

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Area : 6.620 acres (2.679 ha)

Land

Approximately 6 acres of turnout paddocks with large hedge perimeter and post and rail fencing, individual paddocks have electric fenced divisions. There are automatic water feeders to each of the paddocks. The property is surrounded by a high hedge line along the main road and behind the buildings giving good privacy and the remainder of the property having good post and rail fencing and is set within 6.620 acres. To the front of the stable yard there has been some landscaping and various plantations of trees.

Services

Mains electricity

Private Drainage via septic tank

Rates Payable

Contact agent for information on Rates.

Directions

From Nantwich, follow the A51, London Road, South towards Woore. Follow through Stapeley and after about a mile, where the road straightens the property will be found on the Left hand side by a Jackson Equestrian 'For Sale' sign.

Viewing

Strictly by prior appointment with agents Jackson Equestrian on 01928 740 555.



Address: Sugar House, Sugar Lane,
Manley, Nr. Frodsham,
Cheshire, WA6 9HW

Tel: 01928 740 555
Email: rburton@jacksonequestrian.com
Web: www.jacksonequestrian.com

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