



Pear Tree Farm Stables
Spurstow | Cheshire



Pear Tree Farm Stables

Cappers Lane, Spurstow,
Tarporeley, CW6 9RP

A fantastic opportunity to rent a small professional equestrian yard, with good facilities and grazing paddocks.

- 6 Stables
- Tack room & storage
- 20m x 40m Floodlit manege
- Outriding on quiet country lanes
- Grazing paddocks of approx. 3.10 acres
- Additional land by separate negotiation

Approximate distance in miles

Houghton 1m | Bunbury 2m | Tarporeley 6m | Nantwich 6½m
| Whitchurch 12 ½m | Chester 17m | Manchester 40m

Reaseheath College 7.4m | Southview Equestrian centre
7½m | Broxton Hall Gallops 8m | Kelsall Hill Equestrian
Centre 11m | Tushingham Arena 11m | Somerford Park
Farm 24m

Situation

Pear Tree Farm Stables are situated off a quiet country lane in idyllic countryside near Tarporeley, Cheshire providing a very peaceful and quiet environment for horses. The stable yard is part of the landlord's home where they have their own 4 box separate yard.

Very secure with 24hr surveillance, the yard provides a rare opportunity for the private or professional rider to enjoy this wonderful location.



Description

The equestrian yard that is available to rent is kept quite separate from the main house with its own electric & water supply. Four stables are within a Dutch barn with blockwork walls which all open to a central concrete courtyard with access to the lockable tack room and a hay/feed storage area. Two additional stables are adjacent to the barn and are of timber construction.

Four stables within a Dutch barn overlooking a small central concrete yard area with access to a tack room and hay/feed store area. Two of the stables have open windows to the rear of the stables, rubber mats, haybay's & wall mounted feeders.

There is a large storage area at first floor level above the stables.

Two timber-built stables are adjacent to the main Dutch barn yard with concrete floor and frontage.

The yard is positioned to the rear of the site as a whole and is adjacent to the equestrian facilities which will be shared with the landlord and include:

Manege

The Manege measures approx. 20m x 40m with silica sand & fibre surface, a post and rail perimeter fence and floodlights.

Muck Heap

The muck heap is within a clamp and easily accessed from the stable yard.

There is a WC on site.

Land

Sole use of 3.10 acres consisting of two paddocks of flat pasture with post & rail fencing. This can be further split into a number of different paddocks divided by electric fencing. Field maintenance, rotation and hay/haylage making are made by the landlord using other paddocks.



Services

There will be a Service Charge on the stable yard of £120.00 pcm to cover the costs of: electricity, water, business rates, muck removal, harrowing & rolling of paddocks annually, topping & hedge cutting.

Local Authority

Cheshire East Council

Lease Terms

Term – Flexible lease term to be agreed between parties.

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

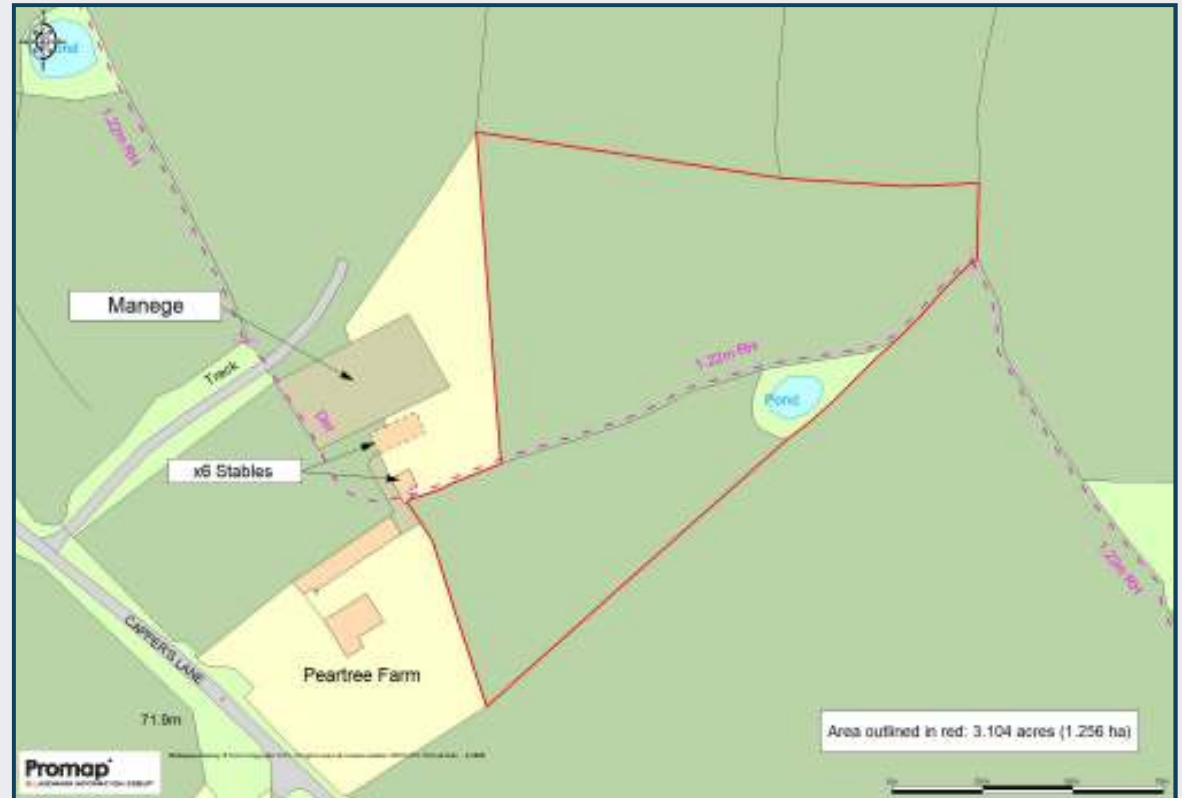
Deposit - £1,500 payable upon the signing of the agreement.

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.

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 arrangements

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



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
Whitchurch
Cheshire, SY13 4HT
01948 666695

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