



1 Bed Annexe and Stabling at Somerwood Stud
Rodington | Shropshire



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Rodington | Shrewsbury
Shropshire | SY4 4RF

A fantastic opportunity to rent a professional equestrian yard, with excellent facilities and grazing.

- 1 Bedroom Annex, en suite bathroom, kitchen & living
- 4 Internal Stables
- Use of shared facilities, including:
 - Tack Room & Storage
 - 55m x 26m Manege with arena mirrors
 - Lunge Ring
 - Horse Walker
- Outriding on quiet country lanes
- Parking
- Grazing (amount as required by negotiation)



DISTANCES: (Approx. miles)

Hadnall 5.5m | Shawbury 6m | Shrewsbury 6.5m |
Telford 11m | Ellesmere 20 | Whitchurch 21m |
Stafford 26.5m | Wolverhampton 28m | Birmingham 43m

SITUATION

Somerwood Stud is situated at the end of a private drive off a quiet country lane in the idyllic countryside of North Shropshire. The self contained accommodation and equestrian yard is available to rent and provides a fantastic opportunity with quality equestrian facilities suitable for a ranger of prospective tenants. The yard is within a brick and cladding constructed barn having 4 internal stables. Stable could be made available in an adjacent barn if required/.

The property is easily accessible from the A49, A53 and A5 providing access onto the M54 and would provide a good base for somebody training competition horses, being within reaching distance of excellent Equestrian Centres.

Somerwood Stud is centrally situated within travelling distance to many popular equestrian venues including Somerford Park, Kelsall Hill, Tushingam, Berriewood, and is based within the country of the North Shropshire Hunt, with adjacent packs being The South Shropshire, Cheshire to the north, Albrighton Hounds to the east, and Sir Watkin William Wynn's to the west. The South Shropshire are within easy travelling distance via the A49 south of Shrewsbury.

Accommodation

Accommodation consists in the form of a one-bedroom annexe to the main residence on site, and the rent is to include utilities and council tax. The property in brief, consists of an open plan kitchen/living area on the ground floor, with a first floor bedroom and bathroom.





STABLES

The stabling facilities are housed within a brick, steel frame and timber clad construction building containing 4 stables. Further stabling may be made available in adjacent buildings. All stables have automatic water feeders and rear stable windows.

The yard is centrally positioned to the site as a whole and provides easy access to the equestrian facilities which are shared with the landlord and include:

Manége

The Manége measures approx. 55m x 26m with a silica sand and fibre surface with a post a rail perimeter fence and benefits from both dressage markers and large dressage mirrors to one end.

Lunge Ring

Approx. 20m diameter with silica sand and fibre surface

Horse Walker

A four horse walker is located within a large steel portal framed building and has a rubber floor.

Muck Heap

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

Parking

There is hardstanding parking space.

A yard Kitchen area & W.C. are available adjacent to the stable yard.



Land

Grazing will be made available in individual paddocks with electric fencing.

Services

Mains Electricity
Mains Water Supply

Local Authority
Shropshire County Council

Lease Terms

Term – Flexible lease term to be agreed between parties, long term preferred.

Rent - £835 per calendar month to be paid monthly in advance.

Deposit - £960.00 payable upon the signing of the agreement.

Viewing arrangements

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





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