



The Stables
Kingswood | Cheshire



The Stables

Bushells Lane, Kingswood,
Frodsham, Cheshire, WA6 6HX

Newly built stable yard with approx. 12 acres
near Frodsham, Cheshire.

- Five New Timber Stables
- Timber Hay Barn/Store
- Rural Position
- Cross Country Schooling Fences
- Excellent Hacking
- Mains Water & Electric
- In all approx. 12 Acres

Approx. Distances (miles)

Mouldsworth 2m | Frodsham 3m | Delamere 5m |
Chester 11m | Manchester 31m



Description

This rare parcel of land with five newly built timber stables is in a very quiet rural situation near Kingswood in rural Cheshire countryside. It offers excellent views from the yard which is elevated and has been set into the landscape. There are five stables, all measuring approx. 12' x 12' in size with large canopy overhang and a concrete frontage with a smaller area for a tack room to the one end. A double garage store, also timber built on a concrete pad provides lockable storage for hay and feed. The land is accessed off Bushells Lane via two entrance gates for added security up a hardstanding track which sweeps up to the Stable Yard which is surrounded by its own land. Currently there is one large paddock to the East and the current vendors use the rest of the ground as a cross country schooling ground where there are various timber portable and fixed jumps which can be made available within the sale. There is very good outriding from the property via the quiet country lanes and bridleways. The property has the added benefit of mains electricity and water being connected.

Directions

From Frodsham, follow the B5152, Vicarage Lane towards Norley & Delamere. Cross the pedestrian crossing and take the next right onto Manley Road, signposted for Manley. Follow Manley Road for about two and a half miles then turn left onto New Pale Road, take the first left again onto Bushells Lane and the property entrance will be on the right hand side before Maxton's entrance.

Easements, Wayleaves and Public Rights of Way

The land is subject to all existing wayleaves of electricity, pipelines and all public rights of way whether specified or not. In particular the land has a footpath that runs along the Western boundary accessed from Bushells Lane, this is securely fenced off from the property itself.

Town and Country Planning Act

The property notwithstanding any description contained within these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice, which may or may not come to be in force but also subject to any statutory provision or by law, without obligation on the part of the vendor to specify them. The stables have been constructed under Planning Application Number: 15/03668/FUL and associated restrictions. Further details can be obtained from the agent.

Single Farm payment entitlements

No entitlements are currently being claimed.

Services

Mains Electricity and Water are connected.

Tenure

Freehold with vacant possession and without any known covenants.

Viewings

By prior appointment with the agents Jackson Equestrian on 01928 740555.





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 Franks Barn
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