



Burley Heyes Stables
Warrington, Cheshire

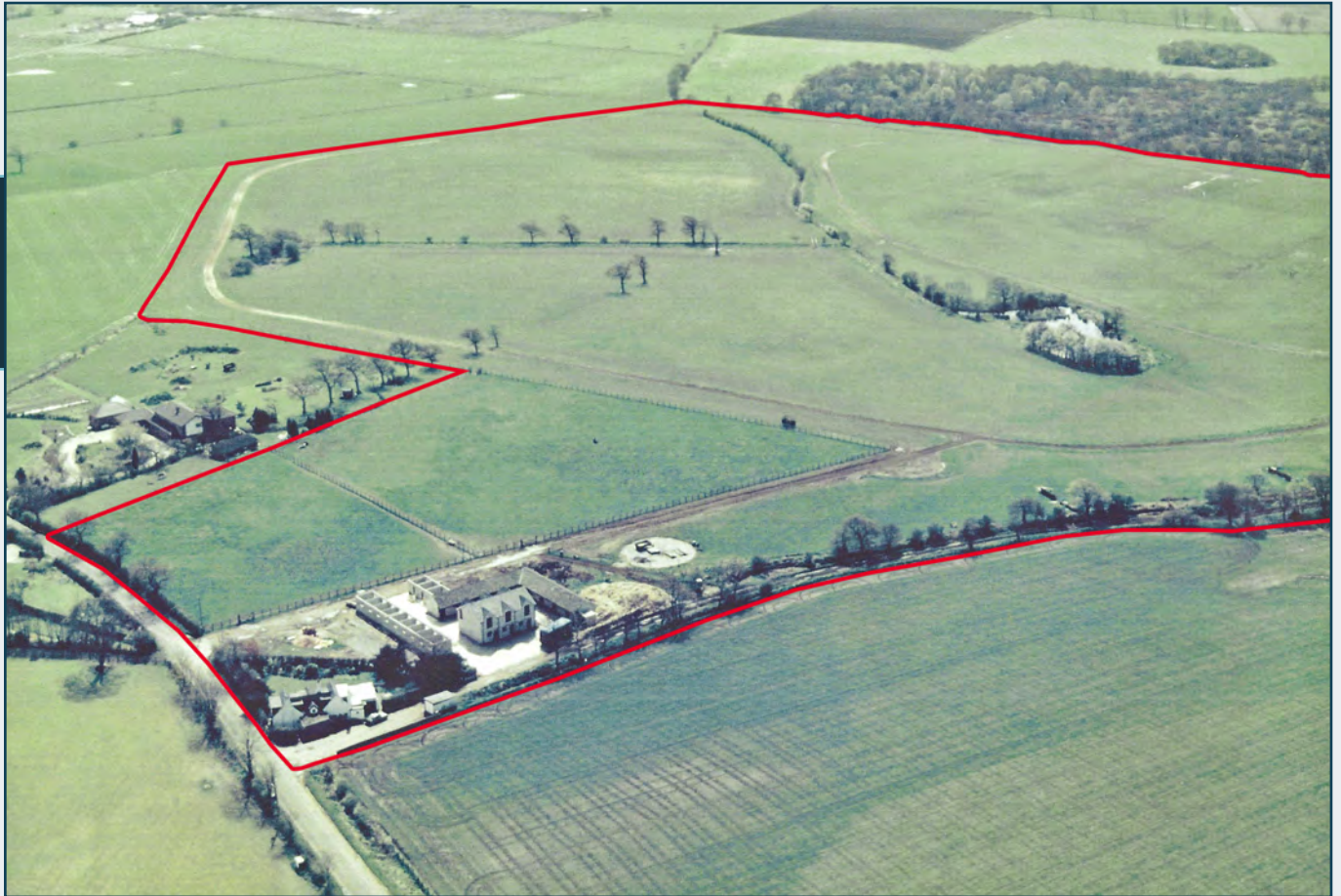
Burley Heyes Stables

Arley Road, Appleton, Warrington, Cheshire,
WA4 4RR

An Equestrian Estate, formerly Racehorse
Training / Stud Yard in a desirable and
accessible area of Cheshire.

- Suitable for a wide range of professional & private equestrian uses.
- Burley Heyes Detached Cottage - 2/3 Bed, 2 bath, Open plan Farmhouse Kitchen / Diner, Lounge, Office / 3rd Bedroom, 2 Utility's.
- Burley Heyes Flat – 3 bed, bathroom, kitchen / living room, utility.
- 1m All weather circular gallop, 26 stables, Tack & Feed Rooms, 5 Horse Walker.
- Ring fence 72 acres, mix of Grass paddocks & arable.
- A further 25 acres available by Sep. Neg & subdivision options.

Warrington 6m / Manchester 23m / Liverpool
27m / Chester 30m / Birmingham 76m



Description

The Sale of Burley Heyes Stables & Cottage provides a rare opportunity to acquire an exceptional Equestrian property. The current vendor has used the property to train & breed numerous winners under National Hunt rules including the likes of Mr. Cospector, Rod Schenko, City Venture, over the past 30years. The property would be suitable for a host of other professional & / or private equestrian uses. The property benefits from excellent access to a host of major routes, principally by J10 of the M56 (approx.2m).

Burley Heyes Cottage in brief comprises: - Open Plan Farmhouse Kitchen / Diner, Lounge, Office / 3rd Bedroom, 2 Utility's. 2/3 double Bedrooms, 2 Bathrooms, a garage and gardens to the front. The cottage would benefit from a degree of modernisation.

The Stable Yard offers 26 block built loose boxes, Tack & Feed Rooms & has access to a 5 horse Claydon Horse Walker, 1m circular all weather gallop, muck heap, schooling fences, starting stalls, separate Horse box access / parking, a range of post and rail fenced grass turn out paddocks. Within the Stable Yard is the recently converted first floor Burley Heyes Flat comprising in brief: - 3 beds, 1 bathroom, kitchen / living Room, utility. The whole is set within a ring fence of 72acres with a further 25acres available by separate negotiation, the land consisting of a range of grass turn out paddocks & arable farmland.

Accommodation

BURLEY HEYES COTTAGE is approached off Arley Road into a private driveway / parking area with single garage & access through to the Stables. It has a lawned garden,

surrounded by well stocked borders & shrubbery to its front. The **Rear Entrance** is via a **Porch** & separate **Utility Room** with cloak hanging, Belfast sink & plumbing for washing machines.

An **Open plan Farmhouse Kitchen / Dinning Room** has been recently extended, having impressive exposed oak timbers, solid oak kitchen units with granite a work surfaces, a fitted solid oak Butchers Block, Belfast sink, Stanley oil-fired Range, stone fireplace. The **Dining Room** extension looks out across the garden. There is a secondary **Utility / Kitchen**, a **Downstairs Cloakroom**, passageway off leading to downstairs WC & **Office** or **Third bedroom**. A formal **Lounge** with centre fireplace & bay window looking over the garden.

At First Floor level there are two large double bedrooms, a family bathroom, airing cupboard and landing.

BURLEY HEYES FLAT is has been recently converted & is situated in the centre of the Stable Yard above two stables, a tack & feed room although it should be noted the whole building has planning permission for residential accommodation.

The **Entrance Hallway** offers **Utility Room** with stairs to the First Floor. The flat has a large open plan **Kitchen/ Living Area** with range of fitted base units with ample Formica working surfaces, single drainer stainless steel sink, recess and plumbing for washing machine, recess for fridge, oil-fired boiler. There are 3 double bed rooms & a family bathroom.



Outside

Burley Heyes Stables has two separate entrances off Arley Road. The first accesses the Burley Heyes Cottage, to a hardstanding car park area, single garage plus access way through to the front of the Stable Yard.

The second entrance is some 50yards further up Arley Road & is via a private drive through double 5 bar gates. This driveway is the best access point for Lorries & leads down to the gallop, with the stables to the right.

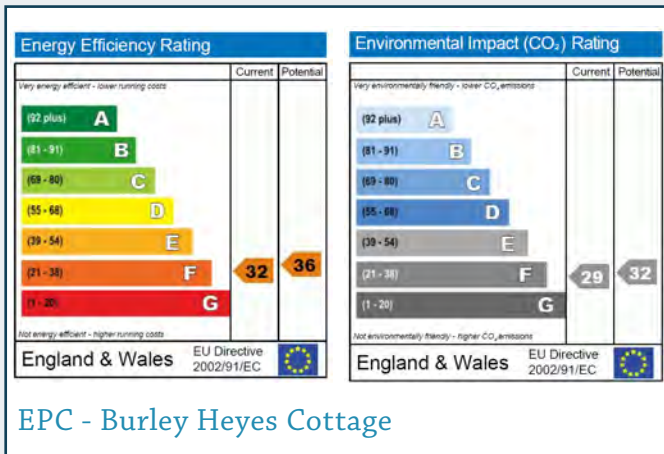
The Stable Yard consists of **26 Stables** (previously BHA Licensed to the current vendor) of breeze block construction under a slate roof with canopy & surrounding the concrete yard, with internal mangers, hay racks & concrete floor. **The Tack room and Feed room** are currently situated under the Burley Heyes Flat.

There are a range of grass turnout Paddocks, muck heap, lorry parking, a **5-horse Claydon horse walker**.

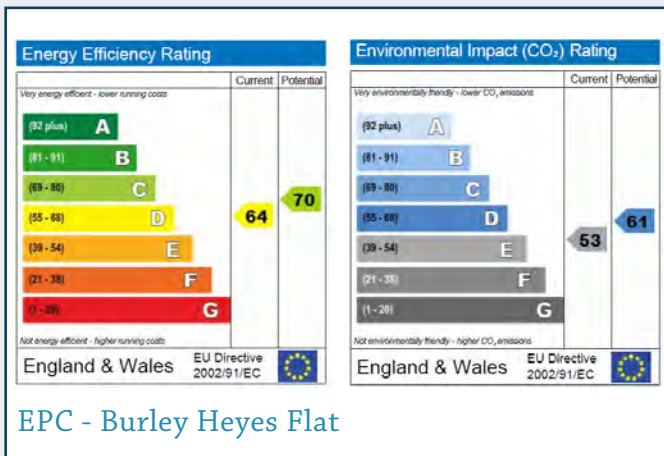
The Gallop is circular & approx. one mile round with a good working incline from the bottom corner. The top surface is approx 6' of sand, laid over 1.5' of textured permeable tarmac with stone under the tarmac.

The Vendor has his schooling fences on a grass incline adjacent to the gallops. **The arable land** is currently registered for Single Farm Payments (approx £2,000 p.a.) it is thought to be a mix of Grade 2/3 Agricultural Land & is currently let on an informal basis.

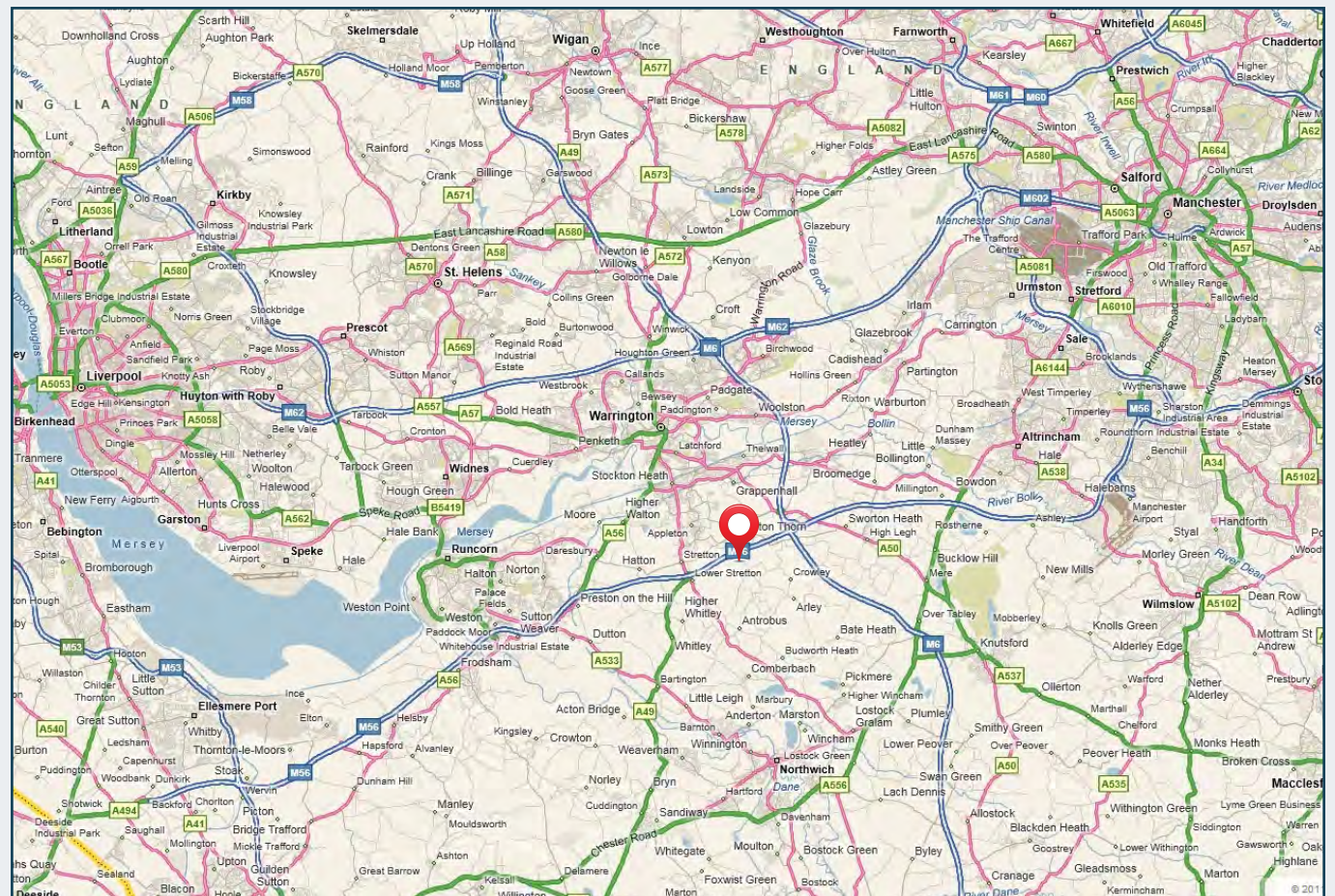




EPC - Burley Heyes Cottage



EPC - Burley Heyes Flat



General Information

All Entitlements will be transferred with the sale of the property.

Services: Mains water & electricity. Private Drainage.

Tenure: Freehold.

Local Authority: Warrington Borough Council.

Council Tax: Band G.

Rateable value: On application with the local council.

Directions

Leave M56 at J10. Take A49 to Warrington, continue on A49 for ½ mile, then turn right on to B5356 / Stretton Road to Appleton Thorn. Go straight over one round about & then turn right on Arley Road, this goes over bridge crossing M56 & you'll come to Burley Heyes Stables on your right hand side.

Viewing

Strictly by appointment through the Sole Agents Jackson Equestrian on 01928 740555.



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

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

JACKSON EQUESTRIAN LTD 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.