



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Stables & Land at Heaton, Rushton Spencer, SK11 0SH

£900 Per Calendar Month

STABLING AND 3.50 ACRES OR THEREABOUTS

With approximately 3.5 acres of land or thereabouts with stabling for four horses, tack room, wash and muck area. With hacking on country lanes and within travelling distance to many local Equestrian bases inc Beaver Hall Equestrian Centre, Lodge Farm Equestrian Centre, Round Meadows and being situated on the Cheshire, Derbyshire and Staffordshire border there is the opportunity to venture further into Cheshire to Somerford Park Farm, Delamere Forest or the other direction to Staffordshire to Cannock Chase, all of which offer fantastic equestrian days out.

ALSO AVAILABLE TO RENT (by separate negotiation) IS A PRESTIGIOUS FIVE BEDROOM GENTLEMANS RESIDENCE WITH DRIVEWAY, GARDENS AND EXTENSIVE LIVING ACCOMMODATION.



Directions

Head out of Leek on the A523 Macclesfield Road. Take the right hand turning onto Leek Old Road and after approximately 1.5 miles, turn right onto Meerbrook Road. After approximately 0.2 miles, turn left onto Coppice Side and follow the road for approximately 0.5 miles. Take the right hand turning and follow the road for a short distance where the property is situated on the left hand side.

Stables 12 x 12 (3.66m x 3.66m)

With ample parking space on site.

Comprising of four stables with concrete floor and adjoining tack room. All four stables are of a good size being 12m x 12m square or possibly slightly larger.

Stables have water and electricity connected which will be metered.

Land



The land extends to approximately 3.5 acres or thereabouts and is suitable for grazing purposes to compliment the stabling on offer.



Open Fronted Store



Utilised as a horse wash and muck area with water but could be doubled up to use for storage for feed/bedding having ample room.

FIVE BEDROOM RESIDENCE



Available to Let alongside the Stabling and ground is a Large Five Bedroom Residence (separately) .

PLease ask for further details.

Services

Mains electric, oil, water and septic tank.

Viewings

By prior arrangement through Graham Watkins & Co.

Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant a s part o f your application. Passports and photographic driving licenses are

both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

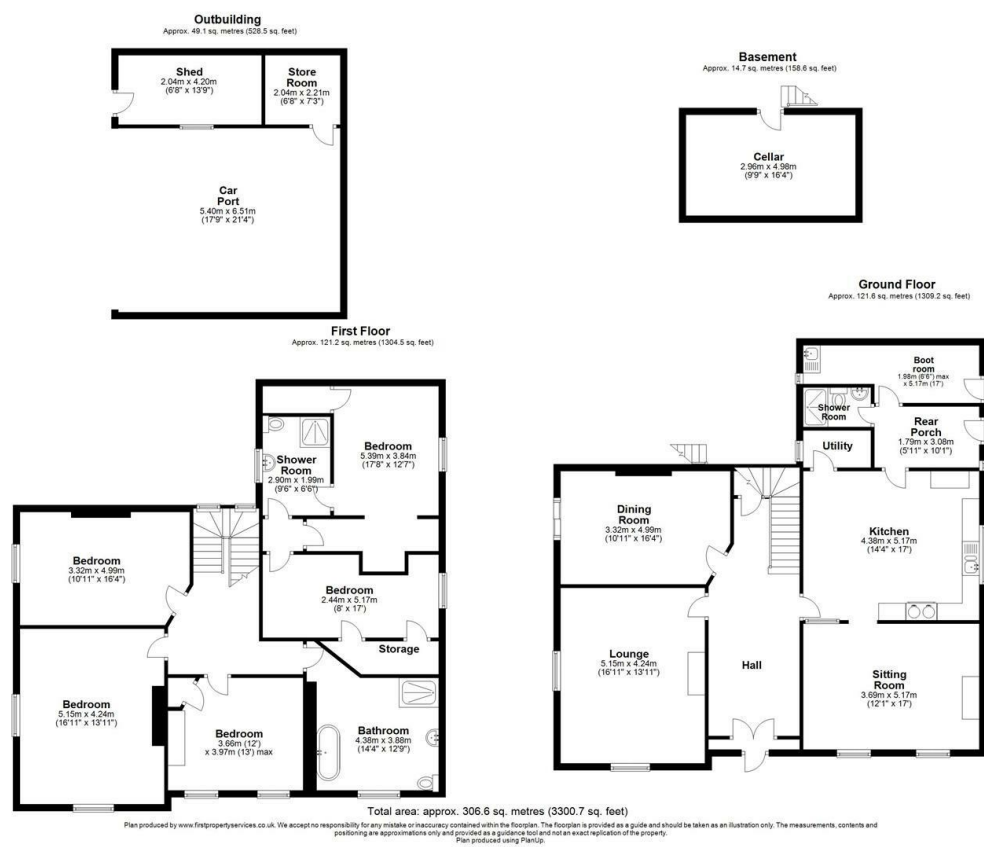
Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

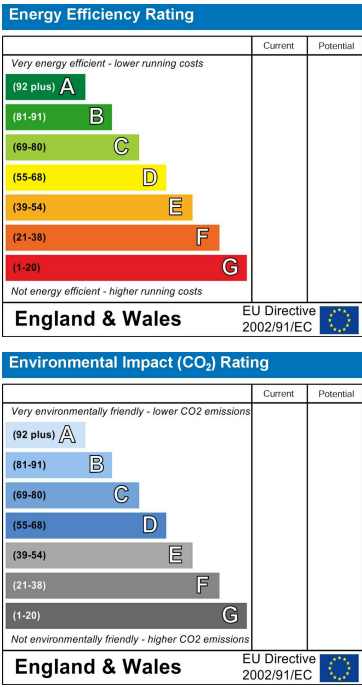
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.