



Land & Stables, Scotch Hills Lane, Newchurch, DE13 8RL





An outstanding opportunity to acquire residential equestrian facilities in this desirable location, with land extending to 4.6 acres, a gated hardstanding yard and a quality stable block with two looseboxes and functional storage spaces.

The land has a private water source and is ideally positioned for access to various local villages within minutes, as well as enjoying an idyllic rural setting with open views and many hacking routes available directly from the site.

Double gates open into the hardstanding yard which provides ample parking for

larger vehicles or a horsebox. Further double gates open into the top of the fields, which extend to 4.6 acres and overlook idyllic views, being securely enclosed to all sides.

A second set of double gates opens to the fore of the stables and to an all-weather turnout yard, and the purpose built stable block includes two 12 x 12ft looseboxes, a secure lockable tack room, a large hay barn and feed store, and a useful covered shelter.

The land benefits from water sourced from a private borehole within the yard which is powered by a battery generator, as well as having IBC containers collecting rainwater.

- Residential Equestrian Facilities
- 4.6 Acres & Stables
- Freehold & No Upward Chain
- Premier Location with Open Views & Hacking Routes Nearby
- Two 12 x 12ft Looseboxes
- Tack Room, Large Hay Barn & Covered Shelter
- Water via a Private Bore Hole
- Gated Access to Hardstanding Yard
- A515 Corridor – ideal for Surrounding Villages, Peak District & Cannock Chase

Bromley, Draycott in the Clay and Marchington, with Lichfield, Barton under Needwood and Abbots Bromley also all being within a short drive. From Scotch Hills Lane, there is access into National Forest land ideal for trekking, There are a number of local equestrian centres including Eland Lodge and Marchington Field, with the A515 also giving access either to the Peak District National Park, and to Cannock Chase's Area of Outstanding Natural Beauty.

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

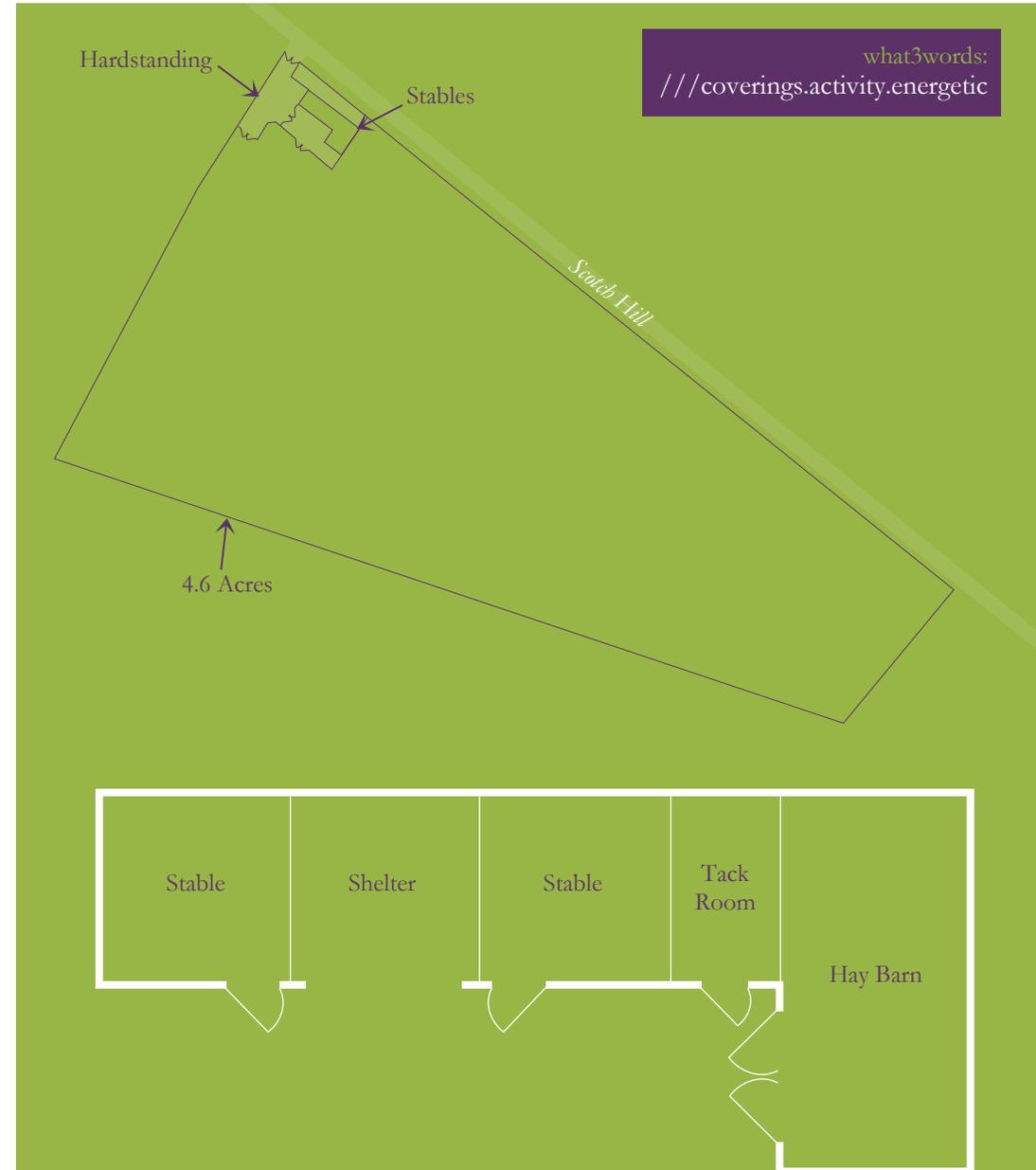
**Measurements:** Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

Newchurch is a premier hamlet nestled within stunning Staffordshire countryside, renowned for its upmarket local amenities and idyllic surroundings. From the lane, there is access directly into off road hacking within designated National Forest, with plenty of lanes and smaller roads through Staffordshire countryside also offering safe hacking routes.

Scotch Hill is easily accessible from local villages, being a corridor to the A515 which leads directly ages including Hoar Cross, Yoxall, Kings



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