Overton House Stables, Tilston Road, Malpas, Cheshire, SY14 7DF

- **Self Contained Stable Yard and Grazing land in a quiet rural location near Malpas, Cheshire.**
- **6 Stables & 2 pony boxes.**
- **Tack Room, Feed room, Rug room and Hay store.**
- **High Spec CCTV, contained muck heap.**
- **Horsebox parking.**
- **Good Outriding onto Bridleways.**
- **Approximately 9 acres of turnout paddocks.**

TO LET £650

To arrange a viewing please contact t. 01743 491979 f. 01743 709967
e. rburton@jacksonequestrian.com www.jacksonequestrian.com

jackson equestrian.com

£650pcm to include water, electricity and rates

Main Stable Yard U Shaped stable yard with concrete frontage, timber construction under a pitched canopy roof consisting of 6 stables, hay barn and tack room.

4 Stables 2 x 12

2 Stables 12 x 15

Haybarn 12 x 12 with five bar gate entrance

Tack Room 12 x 6 with various saddle racks and bridle hooks, power, lighting, secure door.
Just off the main stable yard there are

Two Pony Boxes 10 x 11 of timber construction under a pitched roof and canopy. There is a further

Feed Room & Rug Store With power and lighting.

Muck Heap Contained Muck Heap of block work construction & concrete base.

Land Approximately 9 acres of turnout paddocks split into 5 paddocks with automatic water feeders, there are various cross country fences within the paddocks.

Horse Box Parking Ample Horse Box Parking

Outriding Good Outriding onto the Bishop Bennetts way access via the paddocks or off road.

CCTV Security System The property is covered by a high specification CCTV security system of which can be accessed wirelessly and remotely. The main property has security gates with coded entrance.

Accommodation There is no accommodation and no mobile home will be permitted.

Directions Directions from Malpas high street head towards Tilston on Tilston Road, upon leaving the centre of Malpas the property is approximately half a mile from Malpas centre, approached on the left hand side the property name 'Overton House' is within the brick entrance wall, proceed through the entrance gate and the stable yard is immediately to the right hand side.

Services Mains water and electricity all to be included in the rent.

Lease Terms Term Flexible lease term to be agreed between parties.
Rent - £650.00 per calendar month to be paid monthly in advance.
Deposit -£1,300.00 payable upon the signing of the agreement.

Holding Deposit A holding deposit equal to one months rent will be requested to remove the property from the market on agreeing heads of terms between parties to place the property Under Offer and will therefore be held for the applicant. This holding deposit will act as the first months rent on occupying the property.

Application/Administration Fees A non-refundable fee of £36.00 (inc VAT) per person is payable upon submission of a completed application form. If the application is accepted an administration fee of £180.00 (inc VAT) is payable before the tenancy agreement is issued.

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