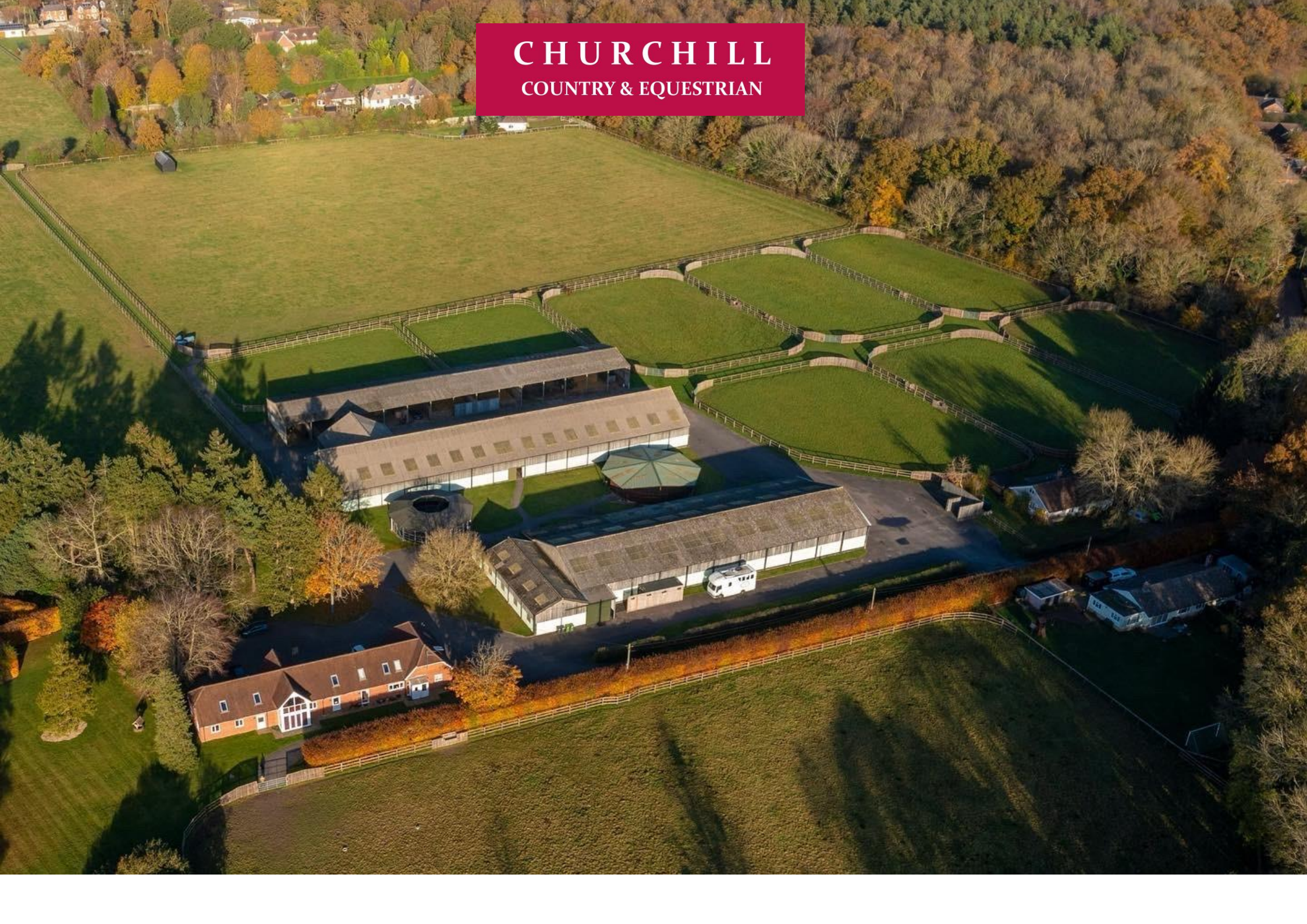


CHURCHILL
COUNTRY & EQUESTRIAN



Heatherwold Stud, Ox Drove, Burghclere, RHG0 9DU · Monthly Rental of £2,800 (per 10 boxes)

A fantastic opportunity to rent a up to 20 stables, one or two 10 box yards, within a smart, professional setting. A newly renovated, 3-bedroom house is also available by separate negotiation, details below.

The set up at Heatherwold is impressive, with outstanding facilities including a covered walker, lunge pen and clubhouse, new 70m x 60m arena to be completed in June and attractive turnout paddocks.

Located 5 minutes from Newbury in Burghclere

Use of equestrian facilities include:

- Two blocks of 10 stables
- 70m x 60m arena
- Wash bays
- 5-horse covered Claydon large horse walker
- Staff room
- Club house for clients and customers
- Covered lunge pen with viewing platform
- Tack room
- Car park
- Lorry parking
- Turnout paddocks
- Large open barn for hay and bedding
- CCTV and alarm security system

Facilities will be shared. Looking for a professional tenant, no DIY or part liveries considered. Electricity for the stables to be billed separately. Water included in the rental price. Muck away included for straw only, otherwise is the responsibility of the tenant.

Accommodation £1,800pcm

A newly renovated, detached 3-bedroom accommodation is available, the property comprises the master bedroom with ensuite, a further family bathroom, kitchen, large living room and utility. Situated in a fantastic setting close to the equestrian facilities with its own parking.

EPC: E
Council Tax: E
Available from 1st July 2023





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Viewing strictly by appointment through the Landlord's Sole Agents – Churchill Country & Equestrian Estate Agents – 01403 700222

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has 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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.