

TO LET:

BUTTERTON RACING STABLES

Newcastle Under Lyme, Staffordshire



Stoke on Trent 2.5 miles • Newcastle under Lyme 3.5 miles • Wolverhampton 30 miles • Derby 37 miles

- 16 or 32 boxes in one or two barns respectively
- Choice of accommodation; including smart 3 bedroom house or single rooms
- Use of 5 furlong grass and Polytrack gallops
- Use of outdoor school, 5 bay horse walker and Paddocks

RENT ON APPLICATION



WINDSOR CLIVE INTERNATIONAL

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JACKSON PROPERTY

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THE PROPERTY:

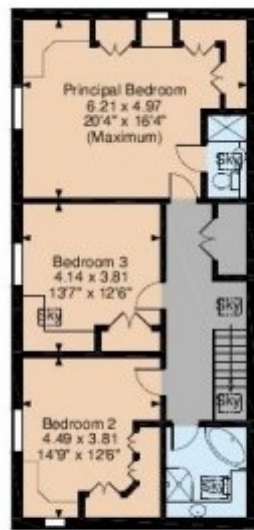
THE TRAINER'S HOUSE:

Of around 1,871 square feet, the Trainer's house is a good sized 3 bedroomed house, which is connected to the owner's house by a covered walkway and is overlooking the stable yard. The house has been finished to a very high specification.

On the ground floor is a large kitchen, dining room, downstairs WC and good sized sitting room with French windows out to a raised terrace overlooking the stable barns. There is underfloor heating throughout.

On the first floor there are 3 bedrooms; the master bedroom has an ensuite shower room, the other 2 bedrooms are served by a family bathroom.

Trainers House



Trainers House First Floor



1,871 Sq. Ft. (Excluding Porch) NOT TO SCALE



THE TRAINING YARD:

There are 1 or 2 American barns available to rent; they are well ventilated and each housing 16 Monarch boxes.

The gallop is 5 Furlongs of all-weather polytack, with a good incline. A Grass gallop runs alongside.

A tenant would also have the use of a 6 bay horse walker, a 20 x 40 (approx.) outdoor school and a lunge ring. Adjacent to the barns are a number of wash bays with regulated temperature control.

There are well fenced paddocks that may be available.

**OTHER ACCOMMODATION:**

There are bedrooms available within the hostel and facilities building, each is equipped with a WC and shower.

GENERAL REMARKS:

EPC: The Trainer's house is band C.

LEASE TERMS:

TYPE OF LEASE: The stabling will be let under a licence to occupy and the house will be let under an Assured Short-hold Tenancy.

TERM: 12 month rolling.

SERVICES: Mains Electricity, Water from a borehole, Heating from a ground source heat pump, private drainage.

Utilities to be included in the rent.

RENT AND FACILITY FEES: On Application

LEGAL FEES: Each party to be responsible for their own legal fees.

COUNCIL TAX: Band D, £1,884.11 payable 2021/22.

BUSINESS RATES: The rates payable shall depend on the property included within the agreement, for further information please contact the agent.

VIEWING :

Strictly by prior appointment with joint sole agents Windsor Clive International on 01672 521155 or Jackson Property on 01743 709249 (Shrewsbury office).

DIRECTIONS: (ST5 4DZ)

From the M6 Junction 15 take the A519 / Newcastle Road for a quarter of a mile, then turn right on to the A5182 and then turn right on to Park Road for three quarters of a mile and Butterson Racing Stables in on the right.

**IMPORTANT NOTICE**

Windsor Clive International and Jackson Property give notice to anyone who may read these Particulars as follows:

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Windsor Clive International, Jackson Property nor any of their employees have any authority to make or give any representation or warranty in relation to the property.
3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending tenant
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