

Approx 2.8 acres and stables

Marksbury, Nr Bath



Offers in the region of £175,000

Freehold

A fantastic equestrian unit located on the outskirts of the village and extending to approximately 2.8 acres.

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Description

We are delighted to be able to bring to the market this super equestrian yard located on the outskirts on the village of Marksbury, in an elevated position with stunning, far-reaching views.

The yard has been owned by the current owners for many years and has been very well maintained whilst they have enjoyed it with their own horses.

The yard is approached via a right of way over the track leading from Whidcombe Farm and then into an enclosed area with a hardcore base and plenty of space for parking and turning.

The stable yard is arranged in an L-shape with two light and airy boxes and a good-sized feed room/store with double doors to the front making unloading feed and bedding straight forward. Immediately to the front of the stables is a good-sized concrete apron.

The area to the side and rear of the stable block is partly enclosed by mature hedges, giving shelter to the stables and providing a useful storage area, including an area for the muck heap.

The land is enclosed by a combination of mature hedges and post a rail fencing and is currently divided into three paddocks but could easily be adapted

to suit alternative grazing needs. It is predominantly level in aspect and has been very well looked and managed over the years, producing good quality grazing.

Services

A wind turbine has been installed with a battery system to provide light and power. A metered mains water supply is connected which is supplemented with a rainwater harvesting system. Potential buyers must rely on their own enquiries regarding the location of any supplies and making connections into them.

Rights of way, wayleaves and easements

There are no rights of way, private or public, crossing the land. The land is being sold subject to existing wayleave and easement agreements.

Planning

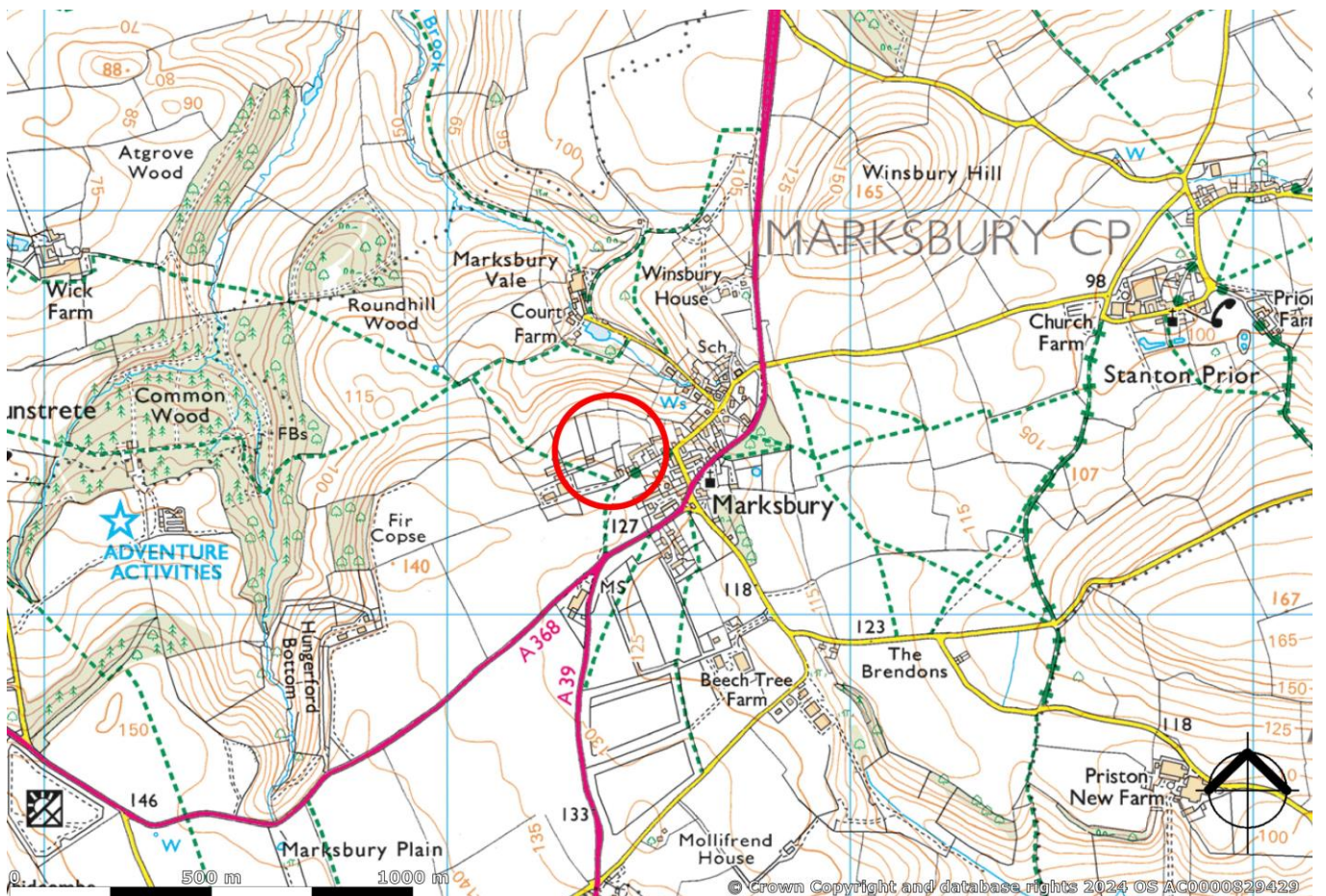
The land will be sold subject to an uplift clause of 25% to last for a period of 30 years which will be triggered on the grant of consent for residential or commercial development.

Viewing

By appointment through Cooper and Tanner on 01373 455050. The postcode for the nearest residential property is BA2 9HP

What3words: [hoops.voltages.download](https://www.what3words.com/hoops.voltages.download)







FROME OFFICE

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**COOPER
AND
TANNER**

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