



Little Leaze Farm, Marston, Nr Devizes, SN10 5SP

£1,200 pcm

COOPER
AND
TANNER

Little Leaze Farm

Marston

Nr Devizes

 6.35 acres  6 Stables

£1200 pcm

Description

Little Leaze Farm has been well thought out to provide a practical set up and offers the potential to rub a superb yard that would suit a variety of uses and disciplines with excellent on site facilities.

The yard comprises an American Barn style set up that offers six light and airy boxes along one side with ample storage on the other with space for hay, bedding and equipment.

The barn also offers a secure tack and rug room, a rest room including washing machine, hot and cold water. To the side of this is a WC.

To the front of the barn is a large parking and turning area with space for parking several vehicles, horse boxes and trailers.

Beyond the stable yard and foaling boxes is an enclosed is a dry yard for turnout/winter turnout.

The all weather school, 20m x 40m, sits to the side of the barn and has a sand and fibre surface with post and rail fencing.

The land is held in two fields with the front field having been subdivided into four paddocks each enclosed by wooden post and rail fencing with

electric rope along the top rail. A track leads along the side to the far field which has been left open but could be split if required. The land is level in aspect with the perimeter boundary being mature hedges giving good natural shelter.

Location

Little Leaze sits on the outskirts of the village of Martston which is approximately 5 miles to the south west of the town of Devizes. The yard is in a lovely rural position with access to good hacking via a network of local lanes and bridleways.

The yard is well located for a variety of competition and training venues offering unaffiliated and affiliated events; West Wilts, Barbury and Downlands Equestrian Centre.



Viewings: Strictly by appointment through Cooper and Tanner on 01373 455060

Terms

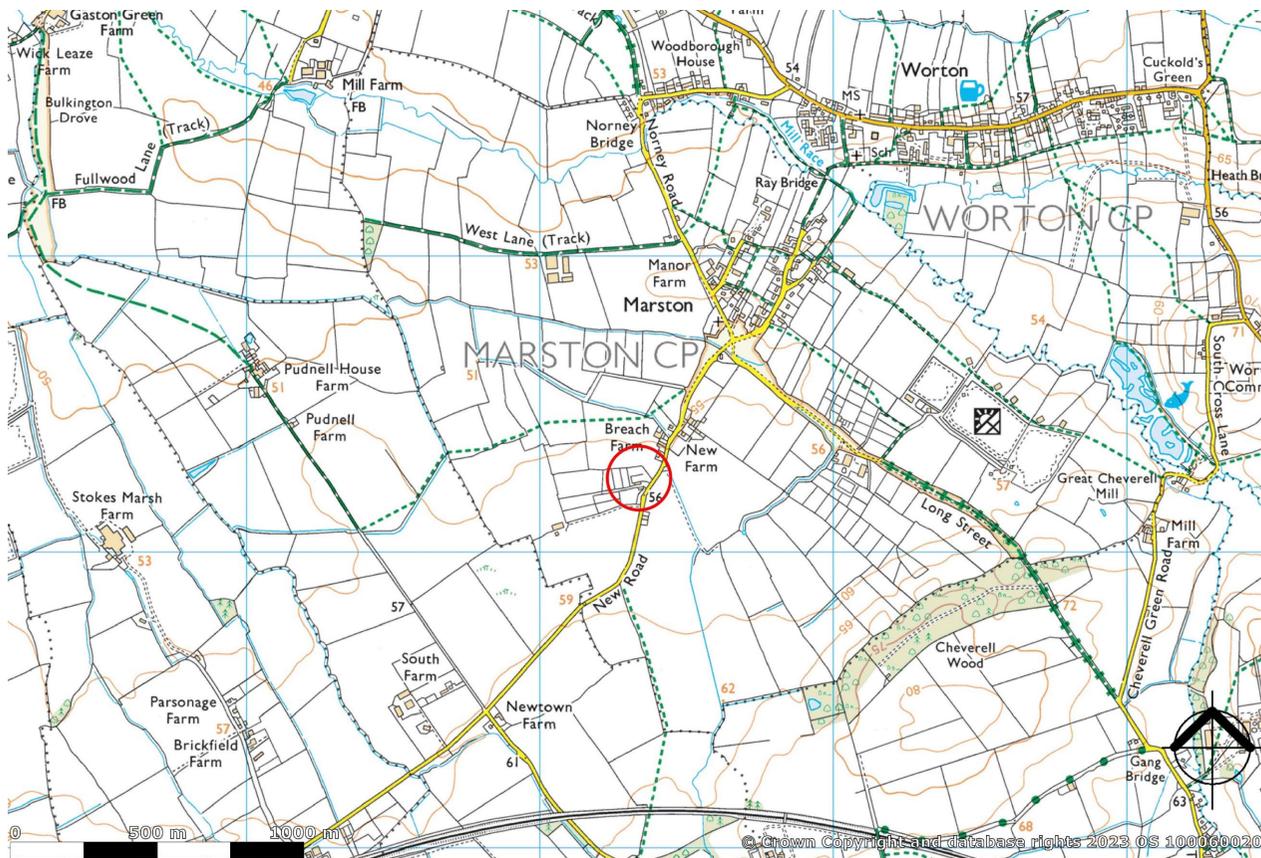
The property is available to rent now and a new agreement will be drawn up the Landlord's solicitor. The initial term will be for two years and the rent paid will be £1200 pcm payable in advance together with a deposit equivalent to one month's rent.

The landlord reserves the right of access to the yard at all times. Paddocks must be cleared of all droppings on a regular basis.

The tenant will be responsible for removal of the manure from the site and for maintenance of the school. The landlord will be responsible for the maintenance of the fencing and hedges and maintaining the yard in general.

No more than 6 horses are to be kept at the yard. Stables can be used by the tenant for the business of full or part livery. Absolutely NO DIY livery.

The landlord is to retain use of a two external timber boxes at the far end of the barn.



Local Information

Local Council: Wiltshire

Services: Mains water is connected to the stable block and the land via water troughs.

Mains electricity is connected to the stables.



FROME OFFICE

telephone 01373 455060
 6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk



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