



Haughton Stud, Cow Hill, Grimsargh.  
Preston, Lancashire PR2 5SE



Longridge 3 miles

Junction 32 - M6 Motorway 3 miles

**Haighton Stud** is conveniently situated at Cowhill on the outskirts of Grimsargh Village only five minutes away from the motorway network, bus routes and train services. Access adjoins and is gained from the council maintained road to a range of steel framed buildings in equestrian use with ample parking and turning for horse boxes and vehicles with trailers. There is a croft between the buildings and the council road and to the rear of the buildings is the land currently divided into horse paddocks with mains water trough in the internal dividing fence.

**The buildings** comprise as follows

**Stableblock** 100' x 50' constructed of five bay steel portal frame with concrete block walls, concrete floor and dual pitch cement fibre roof cladding. The building has 15 stables, a lock up tack room and wood sliding doors at each end.

**Side Leanto Store** 100' x 10' with concrete floor and cement fibre roof cladding with sliding wood doors each end.

**Second Stable Block** 100' x 23' with connecting roof of cement fibre between are two portal frame sheds with concrete floor and wood sliding door at one end. The building has 8 smaller stables 12' x 9' lock up tack room with toilet with wash basin and kitchen with sink unit.

**Riding Arena** 160' x 50' constructed of eight bay steel portal frame with concrete block walls and upper spaceboard side and gable cladding under dual pitch cement fibre roof cladding. There are double sliding wood doors each side and sand/fibre internal floor surface.

**Side Leanto Store** 40' x 17' constructed of concrete block walls, concrete floor and monopitch cement fibre roof cladding with wood sliding door one end.

**Walled Midden** 45' x 30' with concrete floor, concrete block walls, stone faced down one side and open one end.

**Services** Mains water and electricity. Private drainage.

**The Land** is shown on the plan with a boundary edged red with paddock to the front of the buildings, paddock to the rear of the buildings and pasture sloping down to Savick Brook in all extending to 8 acres.

**Tenure** The property is freehold with vacant possession.

**Viewing** By appointment through the selling agents.

**Selling Agents** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel. 01200 441351 Email [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

**Method of Sale** The sale will be conducted by informal tender with a closing dated fixed for 12 o'clock midday Wednesday 14<sup>th</sup> May 2025. Offers must be submitted on the official tender form provided and made subject to contract. Guide price £400,000. Please note the vendors are not obliged to accept the highest or any offer for the property.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

**Rear Aspect**



**Indoor Arena**



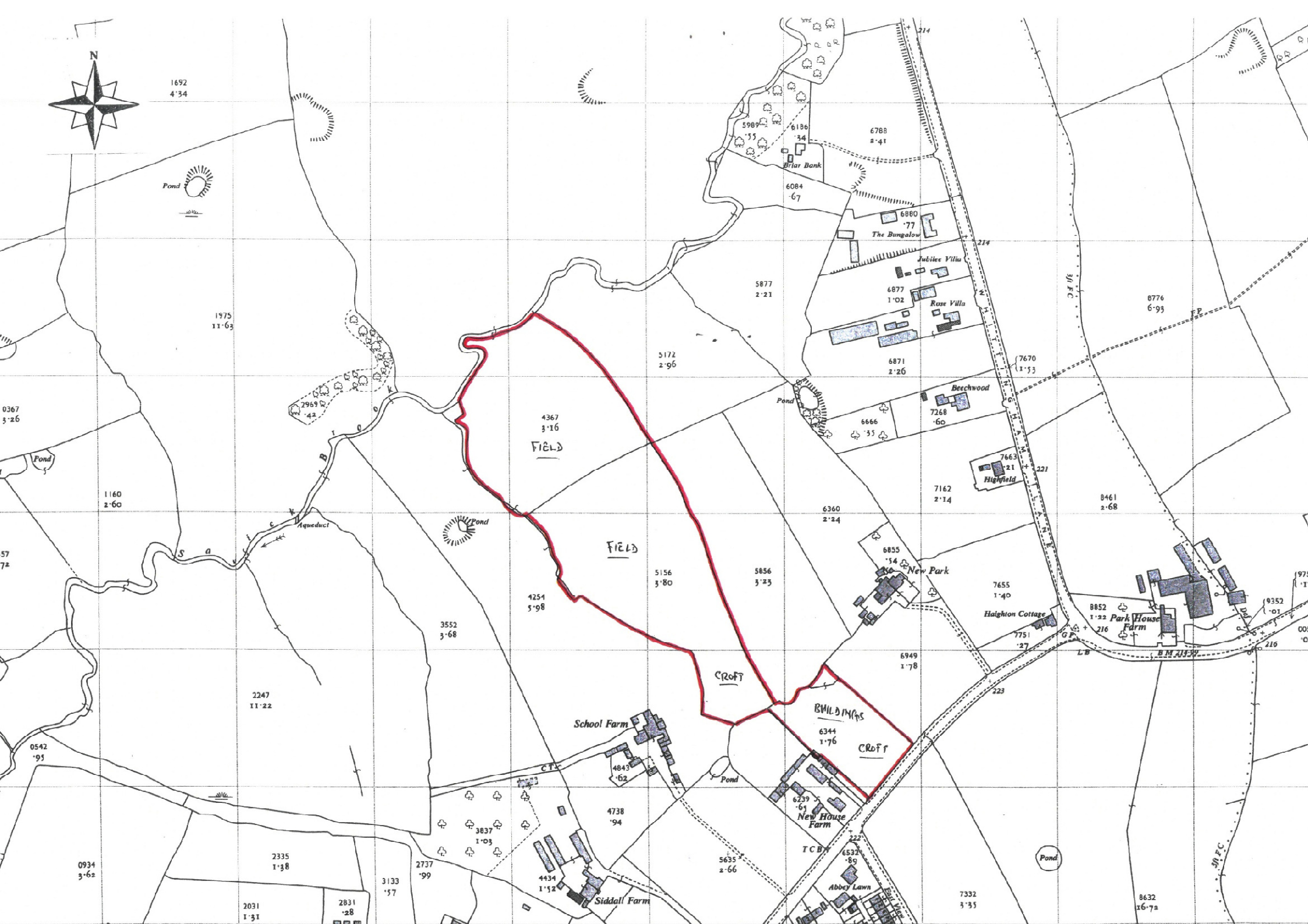
**Main Stableblock**



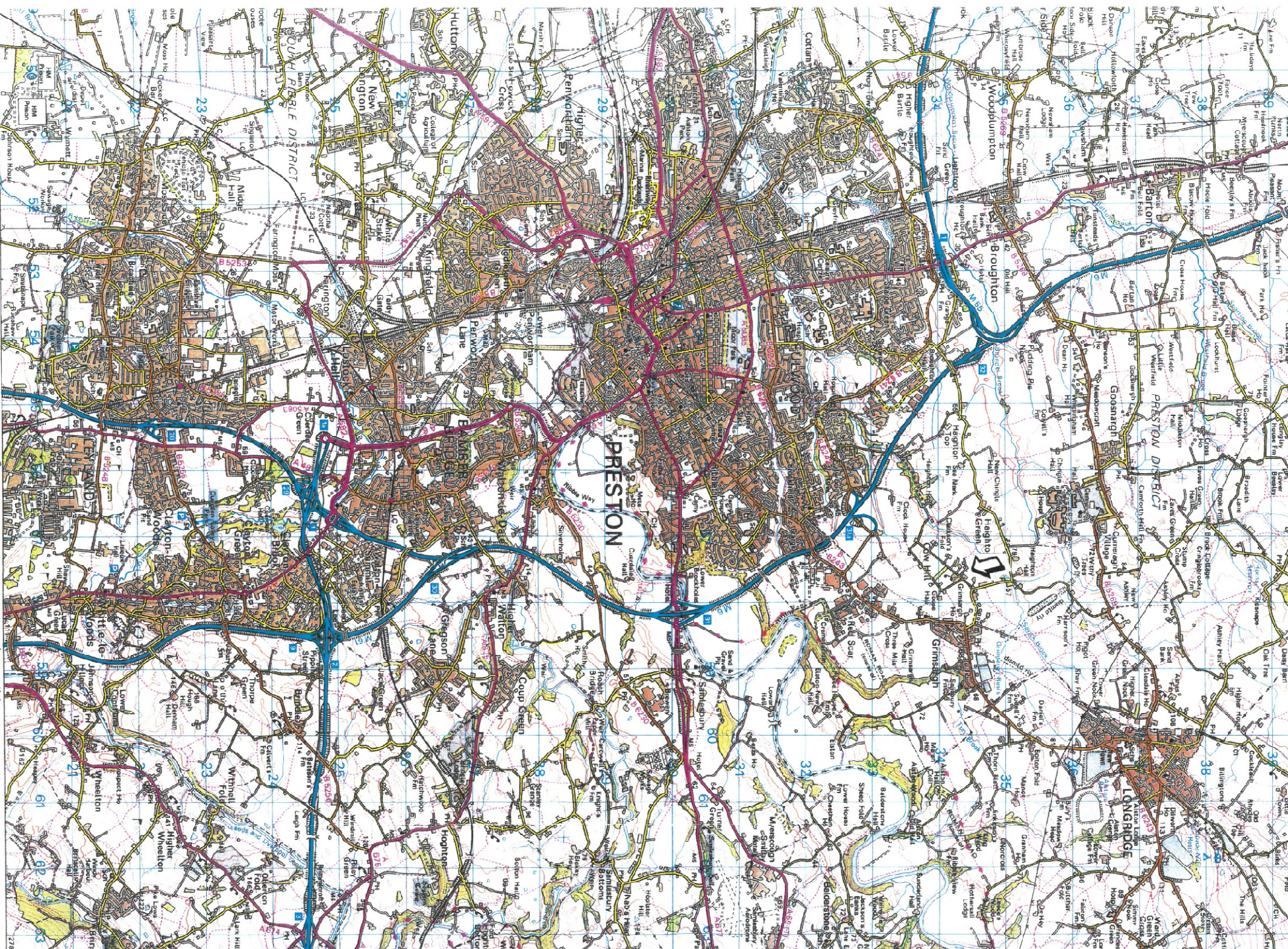
**Fields to the rear**











3 50 51 52 53 54 55 56 57 58 59 60 61 62 63

Warrington 34 km or 21 miles  
Wigan 16 km or 10 miles  
Chorley 3 km or 2 miles  
Manchester 3 km or 2 miles  
Chorley 3 km or 2 miles

CHORLEY DISTRICT

Long 2° 35' W





## **Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH**

### **MISREPRESENTATION ACT 1967:**

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.