



To Let

Land and Stables at Tilston Road, Malpas, Cheshire, SY14 7DF

SUMMARY

Land and Stables at Tilston Road, Malpas offers an exciting opportunity to rent a self-contained stable yard in a convenient rural position close to Malpas village. The property comprises wooden stable blocks, together with turnout paddocks extending to approximately 9 acres.

The main stable block provides six stables, four approximately 12ft x 12ft and two larger stables measuring 12ft x 15ft. There is also a 12ft x 12ft hay barn with metal 5 bar gate, secure tack room (12ft x 6ft) with power and lighting. A separate wooden block provides two pony stables (approx. 10 x 11ft). The site also includes a feed room and rug store with power and lighting.

The land extends to approximately 9 acres of turnout paddocks, divided into five separate enclosures and served by automatic water troughs. There is ample space for horsebox parking. The property benefits from direct access onto local bridleways, including good access to the Bishop Bennet Way, either via the paddocks or Tilston Road, providing excellent hacking opportunities.

DIRECTIONS

From our Hatton Heath office, proceed south on the A41 towards Whitchurch for approximately 8 miles before taking the 3rd exit onto the B5069 signposted Malpas. Follow this road into the village of Malpas and turn right onto High Street. Continue onto Tilston Road and the property is located approximately 0.5 mile on the left hand side.

VIEWINGS

Viewing of the property is available **strictly by prior appointment** arranged by contacting the letting agents.

TENURE & TITLE

The property is available immediately to let on a Common Law Tenancy agreement.

To Let: £750 PCM

SUBLETTING

The land is to be let to one party or a single joint party. Subletting is prohibited.

SERVICES

Mains water and electricity are connected, with hot water available on site.

PRICE

£750 PCM

To be paid monthly in advance (inclusive of water and electricity).

DEPOSIT

A deposit of £1,500 is payable on signing the tenancy.

The deposit will be returned at the end of the tenancy, subject to either party giving 6 weeks notice of the intention to end the tenancy, and the premises left in good condition as evidenced on the schedule of condition.

ACCESS

The property benefits from direct access off Tilston Road via a field gate.

LETTING AGENTS

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SITUATION

The property is located on Tilston Road, which is approximately 0.5 miles to the north of Malpas. The land occupies an attractive rural position on Tilston Road, enjoying a peaceful countryside setting whilst remaining conveniently accessible to the surrounding villages and the wider road network.

PLAN AND PARTICULARS

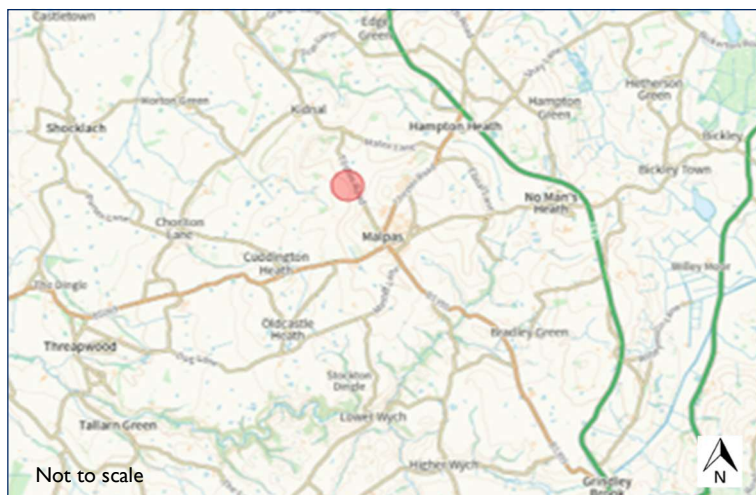
The plan is based on the Ordnance Survey sheet. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all tenants. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to let, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per tenant. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue the letting agreement. Please note that this fee is non-refundable.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is let subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these letting particulars.



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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