



Newfield Stables, Edge Lane, Horwich, Bolton BL6 6PR
Long Leasehold Guide Price £ 180,000

Newfield Stables
Edge Lane
Horwich
Bolton
BL6 6PR

A purpose built private Stables Yard
Comprising 8x loose boxes
40m x 20m Outdoor Manege
Concrete Parking Area
Private Driveway
About 9 acres of upland grazing
Elevated Expansive Views

Tenure: Long Leasehold

To be sold by assignment of the existing
Lease, subject to contract

Guide Price £ 180,000



Newfield Stables is an ideal private stables yard with an excellent outdoor manege and about 9 acres of grazing turnout land located in an elevated position close to Smithills Country Park accessed direct off the public highway on Edge Lane accessed from Chorley Old Road B6226 via Georges Lane/Matchmoor Lane or Walker Fold Road

Courtyard Stables Loose Boxes

Constructed of timber frame and cladding, concrete floor under pitch box profile clad roof incorporating skylights. Loose boxes measure approx. as follows;

2x (13ft x 11ft) loose boxes
1x (15ft 10" x 11ft) foaling box currently divided into pony stable and separate tack storage
1x (13ft 7" x 11ft 6") loose box
1x (14ft x 11ft 6") loose box
1x (15ft 10" x 11ft) foaling box
2x (13ft 3" x 11ft 2") loose boxes

Outdoor Manège 40m x 20m

A modern constructed outdoor arena with well drained silica sand shredded rubber mix finish surface, timber post and 4 rail perimeter fencing.

Grazing Land

There are approximately 9 acres of sloping turnout grassland comprising three paddocks with good internal track access. There are rushes infestations that will require controlling.

The land has separate gated access off the highway and internal gated field entrances.

Services

No mains services. Private water supply via a spring and harvesting rainwater. No electricity. (ENWL electricity poles cross part of the land).

Tenure

Long leasehold for the remainder of a 999 year lease from December 2011 from Woodland Trust (previously Bolton MBC) at a peppercorn of £1 if demanded.

The leasehold interest will be transferred via assignment of the long lease with all lease terms remaining in full force and effect.

A copy of the lease is available to be emailed to potential purchasers legal representatives only.

Permitted Uses

'Horsiculture' and agricultural purposes including horticulture and breeding and keeping of animals.

Development Overage

The lease includes a 50% development overage covenant with 70 years remaining for any new development.

The lease will include a 65% development overage covenant for one or more dwellings erected on the property.

The sellers will indemnify the purchaser against overage payment for the development of the existing stables and manege. The purchaser will be responsible for any future overage triggered development.

Freehold Interest – Woodland Trust

Local Planning Authority – Bolton Council

Open Viewing Times:

Strictly accompanied viewings with the selling agent on;
Thursday 21st October 2021 4.30pm to 5.30pm
Friday 22nd September 2021 4.30pm to 5.30pm
Tuesday 26th October 2021 9.15am to 10.15am
No prior appointment required simply arrive and register.

Informal Tender Offers:

Offers are invited by no later than 12pm on Friday 29th October 2021

Via email to adamp@shpvaluers.co.uk



These particulars do not form any part of a binding contract. The premises is offered subject to contract.

The Sellers reserve the right not to accept the highest or any offer.

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

(i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;

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(iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property

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