

# PILGRIM BOND

CHARTERED SURVEYORS

EQUESTRIAN & RURAL PROPERTY SPECIALISTS

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**WESTFIELD STABLES, THE SLADE, BUCKLEBURY, BERKSHIRE RG7 6TL**



A desirable comprehensive Stable Yard with 4 loose boxes, feed/tack room, hay store and approximately 4 acres railed paddocks.

**FOR SALE BY PRIVATE TREATY WITH VACANT POSSESSION UPON COMPLETION**

**Offers in the region of £375,000**

# Westfield Stables, The Slade, Bucklebury, Berkshire RG7 6TL

A comprehensive private stable yard in a convenient location close to Newbury with good access to the A34 and M4.

The yard is well sheltered by the surrounding hedgerows with mature trees and has good access off the main road through the Hamlet known as The Slade close to the village of Bucklebury.



## The Buildings

A range of modern timber stables with feed/tack room and hay/bedding store. Good vehicular access from the road via a well constructed drive with hard standing and ample room for parking and maneuvering vehicles.

## The Land

A useful parcel of permanent pasture with mature hedging all around the perimeter and subdivided into two enclosure by post and rail fencing, with mains water troughs. The whole amounts to approximately 3.984 acres (1.6ha) in total.

## Local Authority

West Berkshire District Council, Market Street, Newbury, Berkshire RG14 5LD  
Telephone 01635 551111

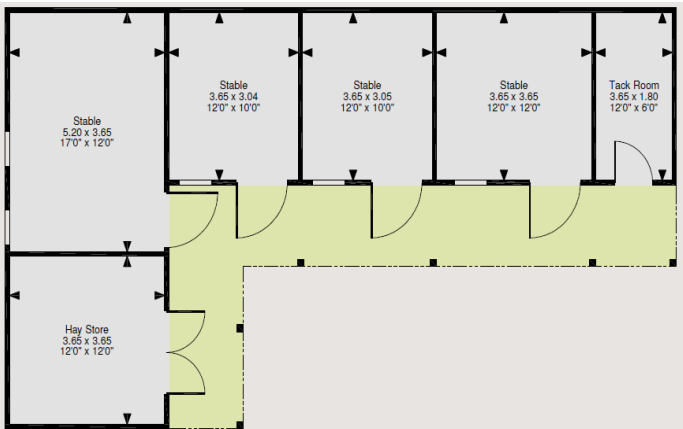
## Planning Consent

The stables were constructed under planning consent from West Berks DC Ref 13/00514/FUL. There are various conditions to that consent which include:

Limiting the number of horses stabled on site at any one time to four.

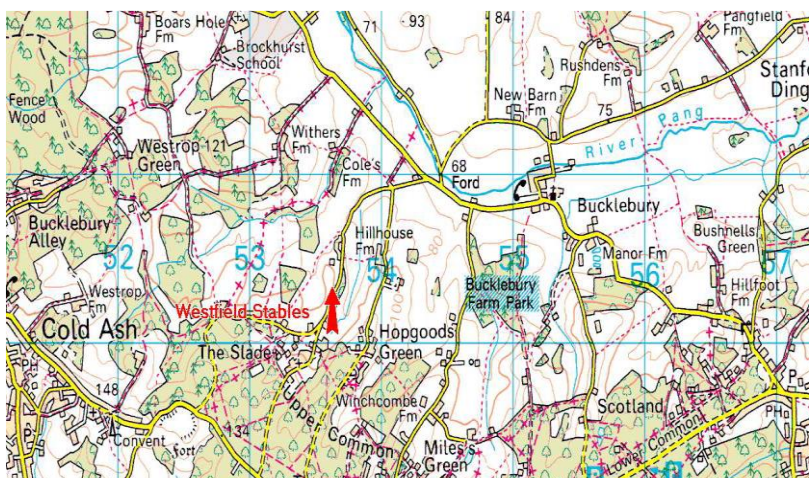
The stables shall only be used for private recreational equestrian purposes and shall not be used for any other purpose including commercial riding breeding training or liveryes.

No external lighting of the areas around the stabling  
Please refer to the original consent on the West Berks planning web site for full details of the conditions.



## Tenure and Possession

The property is offered for sale freehold with vacant possession upon completion.



## Directions

The property lies midway between Cold Ash and Bucklebury, about 5 miles north of Newbury, Berkshire and is shown on the location plan here.

**Viewing** Strictly by appointment with Agents  
**Pilgrim Bond 01488 72911**  
**5 Market Place,**  
**Lambourn, Hungerford RG17 8XU**



## PROPERTY MISDESCRIPTIONS ACT 1991

PILGRIM BOND gives notice to anyone reading these particulars that:- 1.The particulars do not form part of any contract. 2.The particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact. 3.The description provided therein represent the opinion of the author and whilst given in