

Land At Treathos, Hollins Lane, Tilstock, Shropshire, SY13 3NU

**DIRECTIONS**

From Whitchurch on reaching Tilstock take the first right turn into Hollins Lane, follow the road for approximately half a mile until you reach the bungalow, Tre Athos on your right, just after the bungalow you will come to the double gated entrance on the right identified by a red postbox. This is the entrance to the stable yard.

**VIEWING ARRANGEMENTS**

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230 You can also find Halls properties at www.rightmove.co.uk. WH0709



FOR SALE

Offers based on £125,000

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**Energy Performance Ratings**

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01948 663 230

**Whitchurch office:**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E. whitchurch@hallsgb.com



A potential Equestrian/Livery business situated in a idyllic location just outside the village of Tilstock. This property presents a fantastic opportunity for someone looking for stabling and land of approximately just over four acres in total, and having extensive road frontage, together with a wide double gated entrance to the yard area. To view the property please contact Halls in Whitchurch for details.



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Whitchurch 2 miles, Tilstock 0.5 miles, Chester 21 miles, Shrewsbury 20 miles. All distances are approximate.



Reception Room/s



Bedroom/s



Bath/Shower Room/s



- Equestrian/Livery Facility
- Six Stables
- Multi Purpose Barn
- Just over 4 Acres in Total
- Idyllic Location
- Rare Opportunity

## DESCRIPTION

Offering excellent potential is this rarely available Equestrian/Livery facility situated in a idyllic location just outside the village of Tilstock. This property presents a fantastic opportunity for someone looking for stabling and land of approximately just over four acres in total (1.63 hectares), together with a steel framed general purpose building, a 50' diameter close boarded round pen with viewing gallery, six stables, all of which are generous in size, a garage/store/potential office, and all having extensive road frontage, together with a wide double gated entrance from Hollins Lane to the yard area. To view the property please contact Halls in Whitchurch for details.

## LOCATION

The facility sits adjacent to Tre Athos, a neighbouring detached bungalow located on Hollins Lane, approximately half a mile outside the village of Tilstock, and is situated amongst rolling farmland in this highly sought after part of North Shropshire. Tilstock itself has a local village pub, and a wider range of amenities and facilities are available at the nearby town of Whitchurch.

## GENERAL INFORMATION

There are six stables, one measuring 17' x 12', four measuring 12' x 12' and one measuring 12' x 10'. Construction is of rendered block and the roof has recently been replaced.

The steel famed general purpose building measures 45' x 30' and could be utilised for a variety of uses.

The Round Pen measures 50' in diameter and is timber enclosed with a viewing gallery. The pen is fully drained and has an all weather riding surface ideal for schooling.

There is also a menage measuring approximately 51.2m x 20.1m and is

enclosed with post and rail fencing, drained and levelled ready to accept the riding surface of choice.

The owners of the adjoining property will be erecting a boundary fence in the yard to create a totally self contained facility, we are advised that this will be erected upon exchange of contracts.

Access to the facility is by double gates, with additional personnel gate and leads to a yard area of generous size.

The enclosures are well drained, all fence and mature hedge enclosed with no barbed wire on site.

There is water connected to the adjoining property and the purchasers would have the use of this for the first three months, after which they would need to arrange their own supply.

## TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

## EASEMENTS, WAYLEAVES

Easements, Wayleaves and Public Rights of Way.

The property is sold subject to all existing wayleaves of electricity, pipelines and all public rights of way whether specified or otherwise.

## SALES PARTICULARS

These sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

## LOCAL AUTHORITIES

Shropshire Council 0345 678 9000

Severn Trent Water 08456 016 016

Scottish Power Manweb 0845 272 1212