

PARSONS CLOSE STABLES

East Garston, Berkshire, RG17 7HR

Hungerford 7.6 miles • Newbury 12.5 miles • M4 Junction 14 4 miles • Lambourn 3 miles



Two Cottages - one of 1 bedroom and one of 3 bedrooms

Barn of 22 Monarch stables, tack room, feed and room

70m X 30m all weather school

6-bay horse walker

4 storage barns

4 paddocks

Around 3.26 acres in all



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Introduction

Compact and versatile, Parsons Close Stables offers a rare opportunity to acquire a superbly placed equestrian facility built to a high standard.

Buildings

A modern barn of 45m X 12m. Inside are 22 Monarch stables with swivel mangers, tack room, feed room and WC.

Above is a staff room accessed from an external staircase.

Facilities

- 70m X 30m all-weather school built to a high standard.
- 6 bay covered Monarch horse walker.
- Loading ramp.
- 4 paddocks.
- Exceptional and varied local hacking down quiet lanes and across the downs.



The Land

There are 4 well fenced paddocks totalling around 1.2 acres. The land is free-draining over chalk.



Location

Situated on the edge of the village of East Garston in the Lambourn Valley, just 3 miles from Lambourn and 4 miles from Junction 14 of the M4, Parsons Close is in easy reach of some of the country's finest competition and training centres.

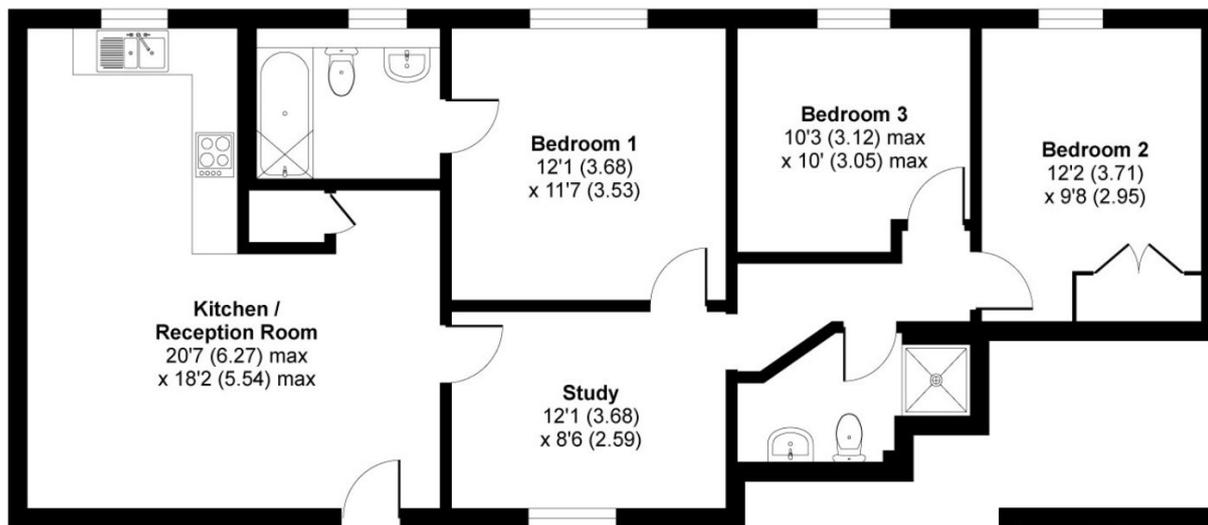
East Garston

The Village of East Garston is highly sought after with an excellent pub, a village hall, cricket club and social club.

The Village is amidst rolling downland and adjoins the river Lambourn.



1 Parsons Close



Accommodation

A pair of semi-detached cottages:

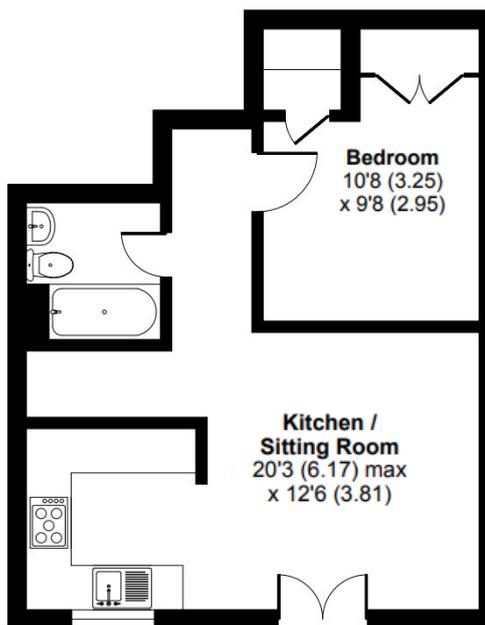
1 Parsons Close (left)

960 sq. ft. Enter via the open plan kitchen/living room. Beyond this is hallway, which doubles up as a study, three bedrooms (one en-suite) and a family bathroom. Outside is a garden with a patio area.

2 Parsons Close (right)

461 sq ft. Open plan kitchen/living area, good sized bedroom and a bathroom. Outside is an enclosed patio area.

There is shared parking to the side of the cottages.

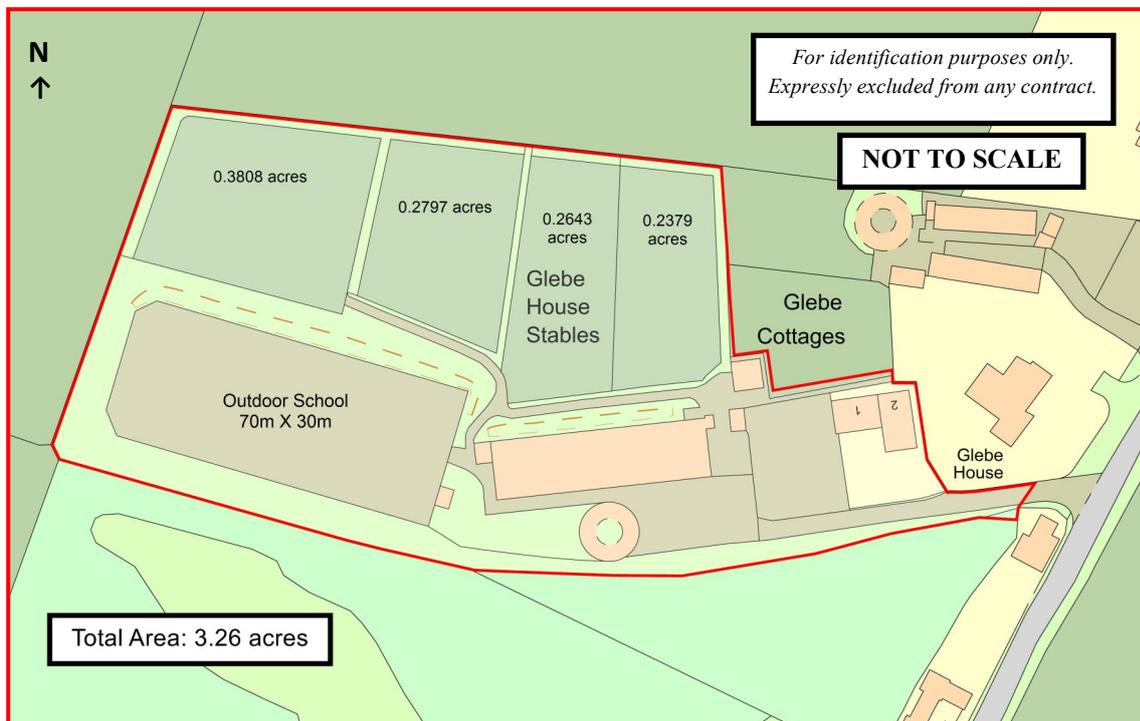


Approximate Area = 461 sq ft / 42.8 sq m

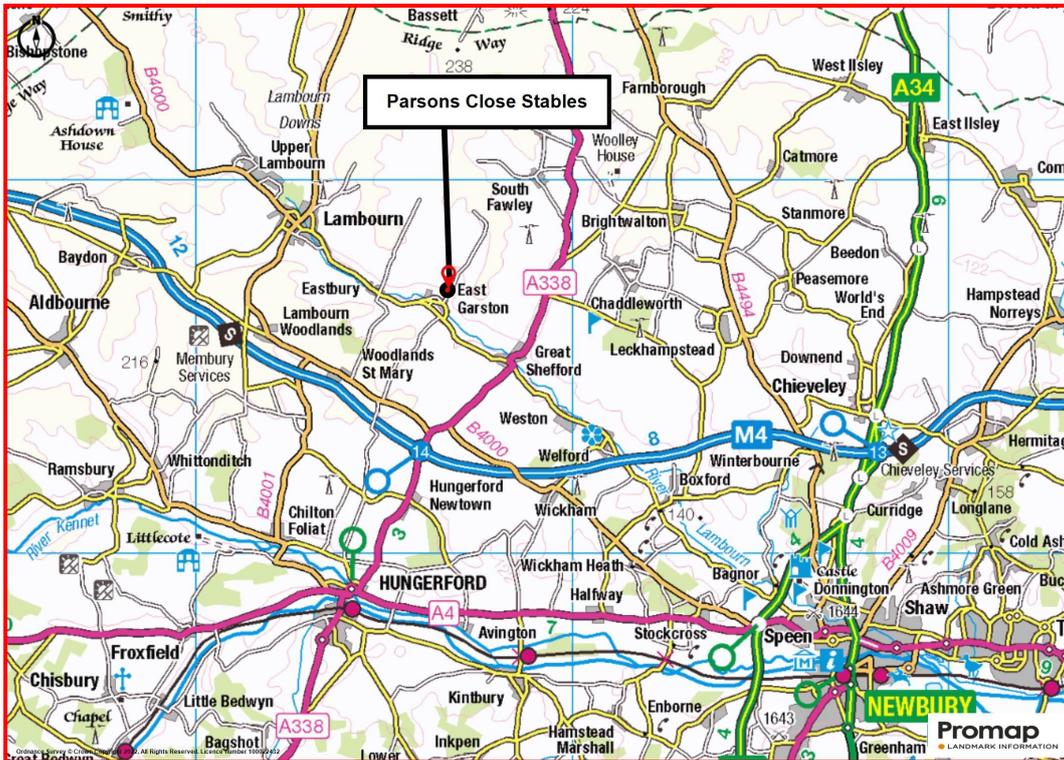
For identification only - Not to scale

2 Parsons Close

Site Plan



Location



General Remarks

Method of Sale

By private treaty.

Tenure and possession

The property will be sold freehold with vacant possession upon completion.

Services

Mains electricity, water and drainage throughout. The cottages have oil fired central heating.

EPCs

1 & 2 Parsons Close Cottages:

EPC Band - D

Council Tax

Council Tax Band - C (£1,714.50 payable 2021/22)

Title

The property is held in a single title. Title Number BK460925.

Planning

The occupancy of the cottages is restricted to employees of Parsons Close Stables and their dependants.

The site area shall only be used as a racehorse training and/or racehorse breeding yard. For further information please contact the agent.

Rights of Way

There is a footpath running along the western boundary of the property.

Local Authority

West Berkshire Council, Market St, Newbury RG14 5LD

Tel.: 01635 551111

Business Rates

The Rateable value is £16,650.00. The rates payable for 2022/3 are £8,308.35. The current multiplier is 49.9p in the £.

Viewing

Strictly by appointment with the agents Windsor Clive International

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Photographs Taken

March and July 2022

Directions

From Junction 14 of the M4 take the A338 toward Wantage. Take the first left at The Pheasant Inn. After 1 mile turn right onto Goodings Lane, sign-posted for Goodings/East Garston. Follow Goodings Lane until you reach The Queen's Arms, East Garston. Turn right and then immediately left onto Front Street. Follow this road for a quarter of a mile before turning right onto School Lane. Parsons Close Stables is 350 meters on the left.

Postcode

RG17 7HR



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