



## LAND AND STABLES AT LIME KILN ROAD

Rangeworthy, Wickwar, Yate, South Gloucestershire BS37 7QB

- Approx. 3.6 Acre Stable Yard
- Three Timber Loose Boxes
- Purpose Built Manege c.40m x 20m
- Rural and Accessible Location

**RURAL  
SCENE**

Equestrian | Smallholdings  
Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:

Iron Acton 3 miles • Wickwar 3.6 miles • Yate 4 miles  
Bristol City Centre 14 miles

A rurally situated stable yard with manege and pastureland. Approx. 3.6 acres in all.

Situated between Iron Acton and Wickwar, this is an excellent opportunity to acquire an attractive stable yard in a rural and very accessible location north of the popular centre of Yate and within easy access of the M4 motorway.

The property has been utilised for private equestrian use.

South Gloucestershire District Council granted Planning Permission for the erection of three stables and Change of Use of the land from agriculture to the keeping of horses - *Planning Application No: PK05\3407\F*

A Planning Condition on the property states that at no time shall the stables or the associated land be utilised for livery, riding school or other business purposes whatsoever.

The number of horses to be kept on the site shall not exceed three. No jumps, fences, gates or structures for accommodating animals and providing associated storage shall be erected on the land without the prior written approval of the Local Planning Authority.

## OUTSIDE, OUTBUILDINGS & LAND

The property is approached off Lime Kiln Road via its own private gated access leading into an arrival area to the side of the yard.

**The Yard** comprises one block of **Three Loose Boxes** each approx. 11'3 x 11'3 (about 3.4m x 3.4m) int. of mainly timber construction on a concrete base.

Opposite there is a **Mobile Open Field Shelter** with two open boxes each approx. 11'3 x 11'3 (about 3.4m x 3.45m) int.

Beyond the stables there is a:

**Purpose Built Manege** c. 40m x 20m with post and rail surround and sand and rubber surface.

**The Land** comprises one main block of fairly level pastureland which has mainly hedged borders and which has been strip grazed with electric fencing in the past.

**IN ALL APPROX. 3.6 ACRES  
(About 1.4 Hectares)**

We understand there are bridleways within hacking distance of the property. The nearest bridleway is accessed from Tanhouse Lane or New Road and is about a ten minute hack.

The current owners do not own the mineral rights.

## LOCAL AUTHORITY

SOUTH GLOUCESTERSHIRE COUNCIL

## SERVICES

We understand there are **No Mains Services** currently at the property. In the past water has been harvested from the roof tops and a battery has been utilised for electric fencing. However, it is understood that there may be the possibility of connecting to a water pipe which runs along the bottom of the land and comes in from the road to the adjacent yard and up to the properties at Yate Court Farm. This would be subject to negotiations.

## DIRECTIONS

Sat Nav should take you into Tanhouse Lane. Turn into Lime Kiln Road and continue along and the entrance to the property which is quite well hidden is the second gateway on the right hand side. If you reach a further no through lane before a bungalow, you have gone too far.

## VIEWING

Very Strictly by appointment only with the Agents  
**RURAL SCENE - TEL 01264 850700**

## PRICE GUIDE

**£165,000**

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**High Street, Collingbourne Ducis, Marlborough, Wiltshire SN8 3EH**  
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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **The Land and Stables at Lime Kiln Road** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.