



REDBANK STABLES

Valley Road, Pudsey, Leeds LS28 9DU

- Equestrian Facility Comprising Stabling for about 12 Horses / Ponies
- Various Outbuildings inc. Tack and Feed Rooms
- c. 40m x 20m Manege • Fenced Paddock Grazing • Lorry Parking Space
- Approx. 2.2 Acres

RURAL
SCENE

Equestrian | Smallholdings
Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Pudsey 1.5 miles • Bradford 6 miles • Leeds 6.5 miles

A rare opportunity to purchase an approx. 2.2 acre equestrian facility currently utilised as a livery yard with manege, stabling, outbuildings and grazing

From the property there is good access to Pudsey amenities, open countryside with hacking routes and bridleways. Easily commutable to Leeds and Bradford and further afield via the M62, M621 and M1 motorways.

The total plot measures approx. 2.2 acres and includes paddock grazing to the side and rear, divided into three paddocks with an additional winter hardstanding / starvation paddock located behind the stable block.

There is a beck to the rear boundary that runs from Turkey Hill to join Pudsey Beck at Troydale.

The property has Planning Permission be run as a livery yard

The vendor intends to place a 30 year Uplift Clause on the property; 50% of any future residential development. Potential purchasers are advised that planning permission for housing has been previously refused. Further information available at the Leeds Planning Portal www.leeds.gov.uk/planning

The property is accessed via double gates from Valley Road leading to a hardstanding area with multiple vehicle / horsebox and lorry parking space

Manege c. 45m x 20m professionally installed by King Pin Arenas with sand and Flexiride surface

Twelve Stables varying in sizes from c. 12'1 x 9'5 to 14'5 x 13'1 (about 3.6m x 2.8m to 4.4m x 4m) with lighting

Tack / Feed Room 17' x 16'9 (about 5.2m x 5.1m) (max) double doors to side, power, light and alarm

Second Tack and Feed Room 13'5 x 8'11 (about 4m x 2.7m) window to side, power, lighting and alarm

Further Outbuildings include:

Hay / Straw Stores

Barn / Carriage currently used for storage, with double doors to front

Located behind the tack room there are various **Chicken Pens** and a **Vegetable Plot** with raised beds.

IN ALL APPROX. 2.2 ACRES
(About 0.9 Hectare)

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LOCAL AUTHORITY

LEEDS CITY COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER

DIRECTIONS

From Tower Street, Pudsey turn left onto Lidget Hill and immediately turn left at the traffic lights on Lowtown. Proceed to the next set of traffic lights and turn right onto Kent Road. At the T junction turn left onto Valley Road where the property is located almost immediately on the right hand side easily identified next to number 115 Valley Road

VIEWING

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

PRICE GUIDE

Offers Over £195,000

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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 **Redbank Stables** 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.*