



**TO LET: SANDALL HOUSE FARM, LOWSONFORD**

**A very versatile, efficient and ideally located professional yard**

*Henley-in-Arden 5 miles • M40 Junction 16 4 miles • Warwick 7 miles*

**30 Boxes, Indoor School, Outdoor School, 5 ½ Furlong Canter, 3 Bed Flat, Horse Walker,**

**Lunge Ring and about 30 acres of paddocks.**

**Either as a whole or in two lots of 15 boxes each.**



**Location:**

Sandall House Farm is ideally set in the centre of the country with easy access to the M40 and the M42. Warwick Parkway station is 5 miles away. The area is renowned as an excellent base for sport horse riders.

**History:**

Sandall House Farm has long been associated with the equine world. Having had successful showjumping, bloodstock and racing tenants based there. The versatile nature is ideal for the professional operator.



### The Trainer's House:

A three bedroom house of around 1,800 square feet, is well placed to oversee the yard with a good sized sitting room with access to its own garden. This can be rented in addition to the yard if required.



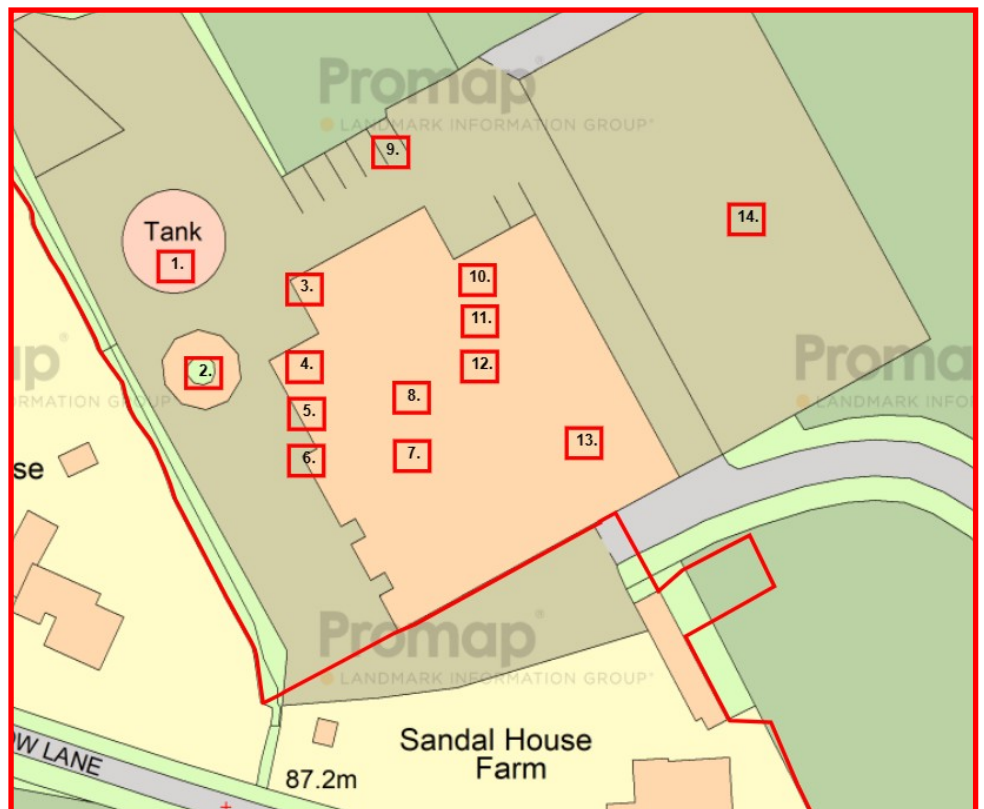
### The Training Yard:

(Numbering corresponds to the block plan)

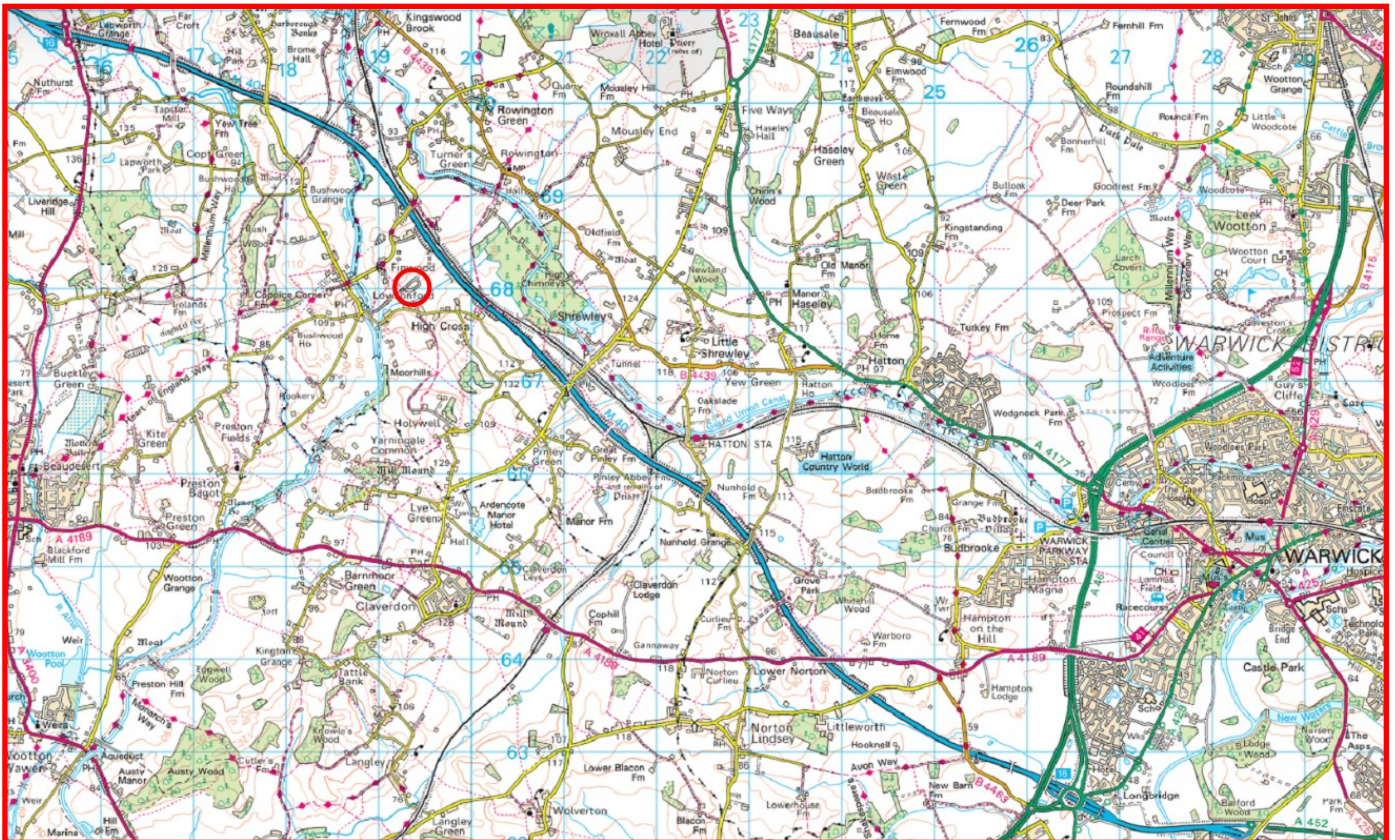
1. Lunge Ring
2. 5-Bay horse walker
3. Hay store
4. 3-bed staff flat
5. Staff canteen
6. Tackroom
7. Barn of 15 boxes
8. 18x20m indoor school
9. Muck heaps
10. Cross ties
11. Solarium
12. Tackroom
13. Barn of 15 boxes
14. 35x50m outdoor school

### Services:

Mains water. The yard and the flat are on biomass and airsource heat pumps with a klargester.



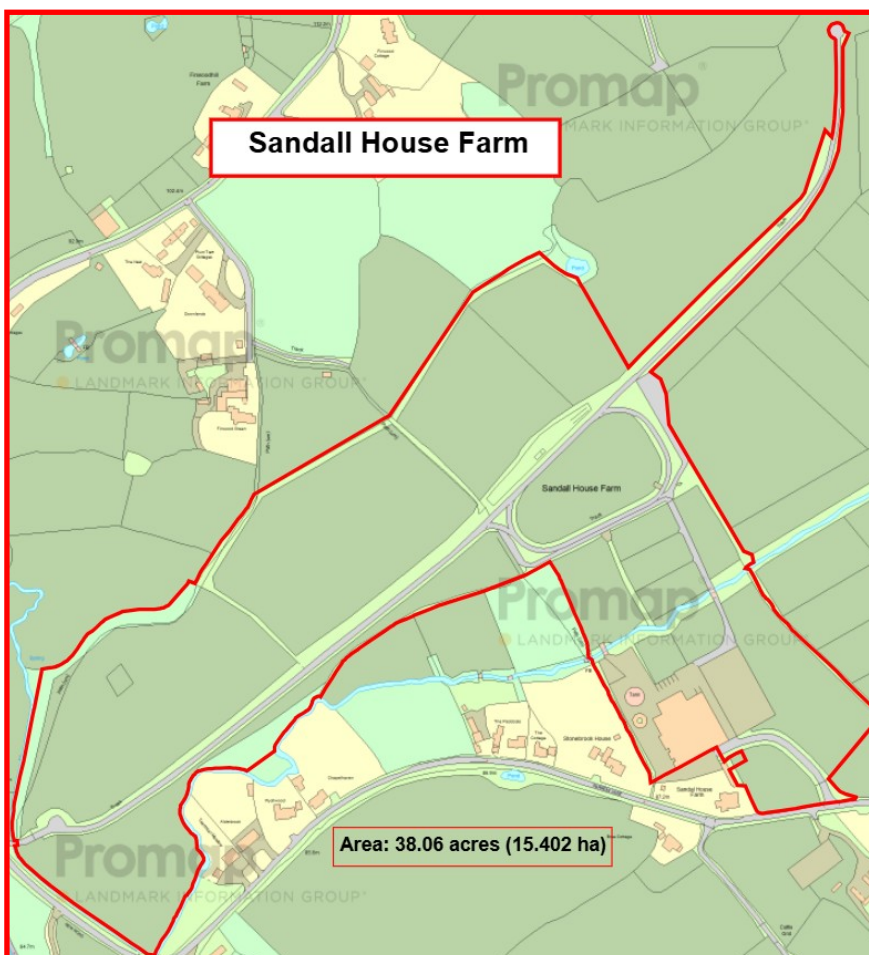
Postcode: B95 5HN



#### LEASE TERMS:

A summary is as follows:

**Type of Lease:** A commercial lease excluded from the security provisions of the Landlord and Tenant Act 1954. The occupation of the accommodation will be under license.



**Term:** 2 years, with both Landlord and Tenant have a 6 month break clause allowing the lease to be terminated after the 18 month point on suitable notice.

**Repairs and outgoing:** The landlord will look after the maintenance of the property. The tenant will be responsible for fencing, electrics and paddocks.

**Insurance:** The landlord will insure, reclaiming the premium from the tenant.

**Deposit:** Two Month's rent

#### Rental Guide:

For the whole: £90,000 plus VAT per annum

For 15 stables: £54,000 plus VAT per annum

**Rights of Way:** The landlord will have a right of way over all common areas.

**Council Tax – Band A**

**Business Rates - Rateable Value £20,500,  
Rates Payable £8,856**



#### IMPORTANT NOTICE

Windsor Clive International give notice to anyone who may read these Particulars as follows:

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Windsor Clive International nor any of its employees have any authority to make or give any representation or warranty in relation to the property.
3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending tenant.
4. The plan included with these particulars is for identification purposes only.

**For further details and to make arrangements to view, contact the agents:**

**[www.windsorclive.co.uk](http://www.windsorclive.co.uk) [info@windsorclive.co.uk](mailto:info@windsorclive.co.uk) 01672 521155**

