

**Stables  
Wardley's Lane  
Hambleton**

**REF: MIS405M**

- \* **Stables with Land**
- \* **Hambleton**
- \* **Approximately 3 Acres**
- \* **7 x Brand New Timber Stables and Tack Room**
- \* **20m x 40m Andrew Bowens Waxed Sand and Fibre Ménage**
- \* **Parking for 4 Motor Vehicles**
- \* **Available from March 2026**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are pleased to offer these Brand-New Stables with Land for Lease.

The land is situated in an idyllic secluded area in Hambleton, Over Wyre in Lancashire. The area boasts 3 Acres of Land with 5 x timber-built stables with tack room, 2 x Timber-built stables, 5 with partial rubber matting and 2 with Eva full matting. Beautiful countryside hacking with quiet roads and lovely scenery.

The Stables would suit someone with show ponies as it is not to be sublet or used as a livery stables.

Viewing Highly Recommended.

**Stables and Land**

Main Gated Entrance leading to gravelled car park.

7 x Stables.

Tack Room.

Andrew Bowens waxed sand and fibre ménage.

**AGENTS NOTES:** Running water is installed. CCTV system powered by Solar Energy. Ideal for someone with show ponies.

2 Stables with Eva full matting and 5 Stables with partial rubber matting.

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**TENURE:** Leasehold: A New Flexible Lease is offered at a rent of £1,600 per calendar month.

**PRICE:** No Ingoing. Deposit £4,000 Required Plus Landlord's Legal Fees.

**VIEWING:** By appointment through Kenricks 01253 420 420.

