

## TO LET

6 ½ Acres of Land with Stables - For Horses and/or Ponies

Millpond Avenue, Foundry, Hayle, Cornwall TR27 4QT



Price on Application



## The Land

The land comprises just over 6½ acres, mainly down to permanent pasture and is divided into paddocks by wooden fence posts suitable for electric fencing wire or tape to be attached to.

Whilst there are some dilapidated field shelters, the main stable block is in fair condition and comprises a single building containing 6 boxes, a tack room and a feed store all with a front canopy over a concrete surfaced apron.

There is also a sand school which is grown in but could be trimmed and utilised.

Occupation by one owner would be preferred but multiple occupations may be considered.



## Access

The land and stables are accessed over a stone surfaced track which leads from Millpond Avenue to a gated entrance into the land.

## Letting

The land will be let under a 'Do-It-Yourself' Livery Agreement for an initial period of six months to be continued three monthly afterwards by agreement.

## Services

Neither mains water nor electricity are connected to the land and stables but natural water from the natural Mellanear Stream can be accessed from the land.

## Location

The land and stables are located off Millpond Avenue at the Foundry end of Hayle, as shown on the plan.



## Viewing

By prior arrangement only – please contact the Agents on 01872 272722.





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