

PILGRIM BOND
CHARTERED SURVEYORS
EQUESTRIAN & RURAL PROPERTY SPECIALISTS

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Quad Yard, Highlands, Collingbourne Ducis, Wiltshire SN8 3EG



AVAILABLE TO RENT

A fully equipped competition or training yard situated in a beautiful location.

2 Bedroom Flat, 23 Loose Boxes, Tack/Feed Room, Storage Area.

Approximately 6 acres

Rent £2925 per calendar month

Quad Yard, Highlands, Collingbourne Ducis, Wiltshire SN8 3EG

A superb well equipped competition or training yard situated in a beautiful location with excellent hacking. The yard comprises 23 loose boxes, tack/feed room, wc, storage area and approximately 6 acres of paddocks. A two bedroom flat is attached to the yard.



Local Authority

Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire BA14 8JN. Tel: 03004560100

Email: customerservices@wiltshire.gov.uk

The cottage is assessed for Council Tax purposes in Band A the amount payable for the year 2021/22 is £1354.04

Lease

The property is available to lease for an initial period of 1-3 years, on a lease excluded from the security of tenure provisions of The Landlord and Tenant Act 1954, renewable by mutual consent. The tenant will be responsible for payment of business rates if applicable. A returnable deposit of 2 months' rent will be required to be held by the landlord.

A further non-returnable holding deposit of £150 + vat will be required from the first tenant and £75 + vat from additional tenants wishing to take a lease on the property to cover the cost of credit checks, references and preparation of the lease.

Viewing – Strictly by appointment with the Landlords agents, Pilgrim Bond Tel: 01488 72911

Outgoings

The tenant will be responsible for all outgoing including any rates that might become payable. A service charge of £460pcm plus VAT is payable for the yard to cover water and use of the muck heap. A service charge of £25pcm plus VAT is payable for water to the flat. Please note that VAT is applicable to the portion of the rent excluding the residential rent.

Directions

From Hungerford proceed south on the A338 for approximately 6 miles, at the sharp right hand bend in the main road turn left (straight on effectively) signposted Wexcombe. Carry on straight along the causeway for 4 miles and the entrance to the yards will be seen on the left hand side marked by a sign for Herridge Stud. Turn left down the tree lined drive and go past the stables and houses of Herridge. The Quad Yard will then be seen at the far end on the left hand side behind the ornamental Oak tree with parking around.

PROPERTY MISDESCRIPTIONS 1991

PILGRIM BOND gives notice to anyone reading these particulars that: 1. The particulars do not form part of any contract. 2. The particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statement of fact. 3. The description provided therein represent the opinion of the author and whilst given in good faith should not be construed as statement of fact. 4. Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order or are connected. 5. All measurements are approximate.