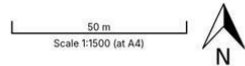


Lodge Farm Stables



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For identification purposes only



LODGE FARM STABLES LODGE FARM
LYDHAM | BISHOPS CASTLE | SHROPSHIRE | SY9 5DR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



BATTLEFIELD LETTINGS

Halls Holdings House | Shrewsbury | Shropshire | SY4 3DR

01743 450700 reception@hallsgb.com

www.hallsgb.com



A rare opportunity to rent a well-equipped equestrian yard in the heart of South Shropshire, comprising up to 11 stables together with access to excellent facilities, including an outdoor arena, horse walker and lunging yard. Optional turnout paddocks are available by separate agreement; all set within a picturesque and accessible rural location near Bishops Castle.

TO LET BY INFORMAL TENDER
TENDER DATE: 3RD JULY 2026 AT 12 NOON

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



KEY FEATURES & DETAILS

- **11 Stables, Tack Room, Feed Room**
- **5 Bay Horse Walker**
- **30m X 60m Outdoor Arena**
- **3 Turnout Paddocks 6.08 acres**
- **Lunging Ring**
- **Access to private agricultural tracks**

DESCRIPTION

Lodge Farm Stables is a well-established private yard on the edge of the Shropshire Hills National Landscape. The property comprises 11 stables, a tack room and feed store, with access to a 30m x 60m outdoor arena, horse walker and lunging yard. There is also the option to rent three adjacent turnout paddocks extending to approximately 6.08 acres, creating an ideal base for private or professional equestrian use.

SITUATION

Lodge Farm Stables are situated off the B4383 Lodge Road in Lydham, just 1.5 miles from the market town of Bishops Castle. Surrounded by the rolling countryside of South Shropshire, the yard enjoys a peaceful and picturesque setting while remaining easily accessible. With CCTV installed on site, the property offers a high level of security, providing peace of mind and enhancing its appeal as a quality equestrian base.

COMMUNAL AREAS

Lodge Farm Stables also include communal equestrian facilities, these include a 5-horse, horse walker Lunge pen and 30m x 60m outdoor arena with rubber chipping surface.

HACKING

There is access to private agricultural tracks across the estate available upon request.

PRIVATE TACK ROOM & FEED STORE

A secure brick-built tack room with washing and storage facilities, as well as a WC on site.

LAND

Sole use of 6.08 acres of land consisting of 3 paddocks with wooden post and rail perimeter fencing. The land is located to the rear of the manege and has access to a mains water supply.

SERVICES

The stables and land are serviced by mains electric and a mains water supply. Sub-meters will be installed, should the letting commence earlier a standing charge will be applied.

SUMMARY OF TENANCY TERMS

Holding: The primary tenancy holding will consist of the 11 stables, and communal use of the equestrian equipment; outdoor arena, horse walker and lunging yard.

Term & Break Date: 5-year initial fixed term, with the chance to extend at the end of the term should both parties agree. The lease will exclude the security of tenure provisions of Part II of the Landlord and Tenant Act 1954. A mutual break clause on the first and third anniversary of the commencement date.

Rent Review: Rent reviews will occur every second year from the commencement of the tenancy being the higher of either open market value or RPI taken three months prior to the anniversary date.

Start Date: 3rd August 2026.

Rent Payment Dates: The annual rent will be paid quarterly in advance on the following payment dates, the first payment to be a pro-rata payment:
• 29th September; 25th December; 25th March & 24th June

Deposit: The tenant will pay a rent deposit of three months rental

INSURANCE

The landlord will insure the yard, including the property and on demand the tenant will pay a proportion of the total premium based on the insurance schedule. In addition, the tenant will supply the Landlord with a copy of their annual public liability insurance policy.

TENANCY AGREEMENT

Upon acceptance of an application, the successful applicant will be required to make an immediate payment when supplied with an invoice for the preparation of the tenancy agreement and the Schedule of Condition. The tenant will contribute £1,250 plus VAT towards the cost of preparing the tenancy agreement and a further £750 plus VAT towards the cost of preparing the Schedule of Condition.

REPAIRS AND MAINTENANCE

The tenant will be required to first put, keep and maintain all those parts of the holding identified in the tenancy agreement as being the responsibility of the tenant. The lease will be a full repairing lease with the tenant responsible for all internal repairs. The landlord is responsible for all external repairs.

DILAPIDATIONS

Any dilapidations existing at the commencement of the tenancy are to be accepted by the incoming tenant as their responsibility without compensation being payable by the Landlord.

MUCK

The Tenant will be responsible for disposing off their own muck and will need to provide a muck trailer as no muck store is permitted on the holding.

SPORTING AND MINERAL RIGHTS

Both are reserved from the tenancy agreement.

TENURE

Perspective tenants will have the option of either letting the stables with the option of the land, which will be let under a fixed term tenancy.

WAYLEAVES, RIGHTS OF WAY, ETC

The property is let subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables, etc or water or drainage pipes etc either passing upon, over or under it.

PLANS & BOUNDARY FENCES

An illustrative plan of the holdings is attached with these particulars. Applicants must satisfy themselves by inspection or otherwise to its accuracy. Please note the plans are not to scale and is not to be relied upon.

VIEWINGS

Viewing for the stables are conducted by appointment only on the following viewing days:

- Tuesday 16th June between 10:00 – 12:00
 - Tuesday 23rd June between 14:30 – 16:30
 - Tuesday 30th June by appointment only
- Please contact Henry Evans or John Smith-Maxwell, Halls Holding, Bowman Way, Battlefield, SY4 3DR.
Tel. 01743 450 700
Mobile. 01743 450 700

HEALTH & SAFETY

Farms and land can be dangerous places. Please take care when viewing the property.

TENDERS

Informal tenders are invited by noon Friday 3rd July 2026. Tender forms and detailed heads of terms for the tenancy agreement(s) are available from Henry Evans, Hall Holdings, upon request (via email hevans@hallsgb.com or telephone 01743 450 700 or 07484 478 675. All Tenders should be returned to Halls Holdings House in Battlefield, Shrewsbury via a sealed envelope marked "Lodge Farm Stables Tender".

The bid should be submitted using the tender form provided clearly stating the amount of annual rent tendered in pounds sterling. The Landlord is under no obligation to accept the highest, or any Tender.

DIRECTIONS

From the A489 heading towards Lydham take the B4383 Lodge Road heading West to Bishops Castle which after approximately 0.5 miles the entrance to the property is found on your right. Drive up the tarmacked driveway before taking the first turning on your left, following the track past an agricultural building where you will arrive at the rear of the stable yard.

WHAT 3 WORDS

///whirlpool.worth.impose

DISCLAIMER

These particulars are a guide and should not be relied upon for any purpose.