



EQUESTRIAN FACILITY

EXTENDING TO 26.51 ACRES (10.73 HECTARES) OR THEREABOUTS
BARNOLDBY LE BECK, NORTH EAST LINCOLNSHIRE, DN37 0AP

EQUESTRIAN FACILITY

GRASSLAND, BUILDINGS AND PURPOSE BUILT ARENA

SET IN APPROXIMATELY
26.51 ACRES (10.73 HECTARES)
or thereabouts

BARNOLDBY LE BECK
NORTH EAST LINCOLNSHIRE DN37 0AP

Introduction

The Property being offered for sale offers a fantastic opportunity to acquire an equestrian facility.

Set in grounds of approximately 26.51 acres (10.73 hectares), this property offers the perfect opportunity for those with equestrian interests and offers an opportunity to acquire a facility for commercial, professional or personal purposes (subject to Planning Permission).

Location

The property is located on the outskirts of the village of Barnoldby-le-Beck, being a sought after village location, situated in the county of North East Lincolnshire. The property lies to the east of Barnoldby-le-Beck and to the west of the village of Waltham. The site lies approximately 6 miles south east from the town of Grimsby and approximately 14.5 miles north of the town of Louth. Access to the site is via a track off Waltham Road (identified on the plan on the opposite page).

Selling Agents

DDM Agriculture

Eastfield, Albert Street, BRIGG, DN20 8HS

Tel: 01652 653669

Ref: Lucy Adamson

E-mail: lucy.adamson@ddmagriculture.co.uk





Description

The extensive equestrian facility currently extends to approximately 26.51 acres (10.73 hectares) of grassland and includes equestrian buildings and an Outdoor Arena.

The yard has previously been used as a DIY livery and riding school with capacity for upto 25 horses and comprises:-

- 8 bay Crendon building containing ten block wall stables, a tack room and feed store. The building measures approximately 17.98m x 37.10m.
- 2 bay Hay barn measuring approximately 10.61m x 9.93m.
- 5 bay Pole barn containing 8 pony stables, which measures approximately 18.65m x 7.89m.
- Outdoor Arena measuring 65ft x 28ft with a post and rail fence with, kickboard, floodlights and an underground drainage system.
- Portakabin.
- Two shipping containers currently used as an insulated tack room.

Planning Permission has been granted (application number DM/1149/15/FUL) for an additional large stable yard and office facility.

The land

All of the land is classified as being Grade 3 on Sheet 105 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being from the 'Holderness' association with their characteristics described as "slowly permeable, seasonally waterlogged, fine, loamy soils and similar with only slight waterlogging, narrow strips of clayey alluvial soils" and "as suitable for cereals and some short-term grassland".

There is a restrictive covenant on field number TA2403 7901 which must be kept as grass/arable land (as shown outlined in yellow on the photograph).

The perimeter boundary is fenced and bounded by a mature hedge providing a secure ring fenced unit.

The land sits in approximately 6 individual paddocks, divided by temporary fencing, which can be altered to suit your needs.



Services

The whole property benefits from mains water and electricity.

Wayleaves, Easements and Rights of Way

There is a right of access to the west of the property which provides access to the yard and land. The property is offered subject to, and with the benefit of, all other existing rights of way, wayleaves and easements, whether or not specifically referred to in these sale particulars.

Tenure

The property is offered for sale freehold with the benefit of vacant possession.

Local Authority

North East Lincolnshire Council, Municipal Offices, Town Hall Square, Grimsby DN31 1HU and telephone 01472 313131.

Solicitors

Wilkin Chapman LLP, The Maltings, 11-15 Brayford Wharf, Lincoln, LN5 7AY, telephone: 01522 512345.

Viewing

Viewing is strictly by appointment with the Selling Agents. Interested parties are invited to speak to Lucy Adamson of the Selling Agents on 01652 653669 or 07435 550274 to discuss their interest.

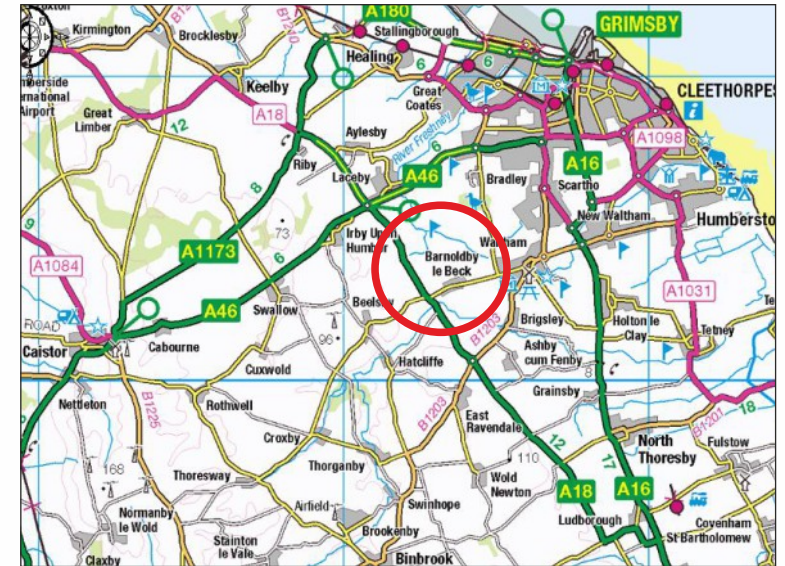
Method of Sale

The property is being offered for sale by **Private Treaty as a Going Concern**. Interested parties are invited to register their interest as soon as possible. **Conditional offers will be accepted**. The Selling Agents reserve the right to convert the Private Treaty process to Best and Final Offers at any time.

Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.



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