



- Approx. 4 Acres of Grazing Land
- Six Stables, Hay Stores & Field Shelters
 - Accessible Location
 - Good Outriding

GENERAL AND SITUATION

Approximate Distances:

Crowle 2 miles • Scunthorpe 8 miles • Doncaster 16 miles
Sheffield 40 miles • Easy Access M180 J2

Approx. four acres of land with equestrian facilities including six stables, hay stores and field shelters, in an accessible location with good outriding

The property would be ideal for an equestrian enthusiast, having a good range of facilities, or would equally be suitable for smallholding or hobby farming use.

Ealand is a small village situated within the Isle of Axholme. It has excellent accessibility to the wider roads network, being within approx. half a mile of the junction of the A161 and A18. It is centrally located for the Equestrian Centres at Crowle, Misterton and Epworth.



01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **LAND & STABLES AT ASQUITH AVENUE** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



LAND & EQUESTRIAN FACILITIES

The land is accessed via a galvanised gate from the road, with a track leading to the **Outbuildings**.

The stabling consists of **Three Separate Blocks** as follows:

Outbuilding One L-Shaped, timber built on a concrete yard, comprising **Three Stables**, two with rubber matting, and a **Hay Store**, with **Turnout Area**

Outbuilding Two timber built, comprising **Two Stables** with enclosed **Turnout Area** to the front.

Outbuilding Three timber built, comprising **One Stable** with enclosed **Turnout Area** to the front.

There are number of **Further Timber Outbuildings/Hay Stores/Field Shelters**.

The Land is fairly flat/gently sloping and subdivided with post and rail or electric tape fencing, into a number of manageable grazing paddocks.

Nb The Vendor informs us that there is currently one livery in situ at the yard, generating c. £1,000 per annum, for the use of one $\frac{3}{4}$ acre paddock and field shelter. This arrangement could continue if the new owner so wished.

There are no mains services to the land. Rainwater collection tanks are located on some of the outbuildings.

There is also a **Large Poultry Enclosure**.

**IN ALL APPROX. 4 ACRES
(About 1.6 Hectares)**

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NORTH LINCOLNSHIRE COUNCIL

SERVICES

NO MAINS SERVICES

TENURE Freehold

DIRECTIONS

From the M180 J2 follow the A161 for approx. 1.5 miles, the turn right onto New Trent Street. Turn right onto Bonny Hall Road and the land is on the left-hand side. There is No For Sale board.

what3words [/// certified.micro.bagels](https://www.what3words.com/certified/micro/bagels)

Nb. The vendors are also marketing a three bedroom semi-detached property, across the road from the land. Further details available on request.

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle