



- Ideal Lock-Up Private Smallholding of Just Under 7 Acres
  - Barn / Workshop with Mezzanine Level
  - Timber Stable Block with Feed/Tack Room
- Grazing Paddock Land ● Semi-Rural Location with Lovely Views
- Huge Potential - Subject to Gaining the Necessary Permissions

## GENERAL AND SITUATION

Approximate Distances:

Downham Market 3.5 miles • Wisbech 11 miles

King's Lynn 13 miles • Ely 20 miles

An ideal private smallholding set in just under 7 acres with a good range of outbuildings and paddock grazing, in a semi-rural location with lovely views.

A private lock up and leave smallholding set down its own private driveway that comprises just under 7 acres in all with views to the rear over countryside.

There are a range of outbuildings including stables with adjoining tack room and an approx. 80ft x 40ft modern agricultural steel barn with mezzanine floor over part of it. There are post and railed grazing paddocks, currently used for the vendors' horses.

The property is offered for sale at a realistic price to attract an early sale.

Barroway Drove is a small Fenland village to the west of Downham Market and the River Great Ouse, in an area of productive arable farmland. Downham Market offers a good range of local shops and amenities, including a doctor's surgery, and there is a selection of both state and private schooling available nearby. There are excellent road links for commuters, and Downham Market provides rail links to Cambridge, as well as London Kings Cross.

## OUTSIDE, OUTBUILDINGS & LAND

There are the following outbuildings on the site:

**Range of Timber Stables with Tack Room** at either end, benefitting from power and lighting.

**Haystore** with mezzanine above.

**Two Further Useful Stores** located to one side of the stables.

**Agricultural Barn** with two roller shutter doors.

**Various Other Outbuildings** including a toilet and shower with plumbing for a washing machine.

A **Container** utilised for storage

**Various Small Storage Sheds.**

The **Grazing Land** is split into smaller manageable paddocks with post and rail fencing. It is mainly flat pastureland. There is a **Double Timber Field Shelter** located in one of the paddocks.

**IN ALL JUST UNDER 7 ACRES**  
(About 2.7 Hectares)

# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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## VIEWING

VERY Strictly by appointment only with the Agents

## LOCAL AUTHORITY

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE

## TENURE

Freehold

## DIRECTIONS

From the A1122 Downham Road, proceed straight on to Outwell Road, and turn right onto Barroway Drove. Continue along and this property can be identified on the right-hand side, there is no for sale board, but the property has its own signage at the end of the driveway.

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## AGENT'S NOTE

There have previously been 2 mobile homes on site, but please be aware there is no permission for these to be sited, as the council has recently refused to renew the permissions, even after appeal.

It should though be noted that there are a number of new developments currently in progress on the same road, and the plot might offer huge potential – subject to gaining all the necessary permissions.

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 **BUMBLEBEE FARM** 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.

