



- Just Under 8 Acres of Grazing Land, Divided into Four Fenced Paddocks with Water Supply
- Range of Outbuildings inc. Barn with Internal Pens, Five Stables and Various Stores with Concrete Yard
  - Further Barn, Field Shelters and Hay Store within Paddocks
  - Ideal for Equestrian or Smallholding Use
  - Viewing Strictly by Appointment Only

REF: AR8201



## GENERAL AND SITUATION

Approximate Distances:

Ilkeston 4.5 miles • Derby 6 miles • Ripley / Belper / Nottingham 10 miles

Easy Access to the M1 Motorway

A private equestrian facility / smallholding comprising just under 8 acres. A range of outbuildings including barn with internal pens / stabling, stables, and stores. Concrete yard. Further barn and field shelters.

Located in the East Midlands, close to the M1 motorway, in a lovely rural area with quiet country lanes, numerous bridleways and footpaths giving access to the historic Dale Abbey and the splendid Locko Estate and Country Park. The property is within easy access of the major show centres.

## OUTSIDE, OUTBUILDINGS & LAND

A public bridleway, leads to a galvanised gate with a hard standing track that leads into the property.

There are a range of buildings with concrete yard in front, incorporating a newly installed solar system, comprising:

**Barn** 26'3 x 22' (8.01m x 6.75m) with internal pens / stables, previously used as pig pens comprising:

**Pen One** 12'6 x 12'3 (3.85m x 3.77m) **Pen Two** 9'3 x 6'9 (2.88m x 2.18m) **Pen Three** 7'9 x 13'9 (2.44m x 4.28m) with further **Central Storage Area**. Door to **Further Storage Area** at rear and steps to **First Floor Storage Area**.

### Adjoining Stables

**Stable One** 12'3 x 11'3 (3.7m x 3.47m) : **Stable Two** 11'6 x 12'6 (3.58m x 3.82m)

**Stable Three** 10'3 x 11'6 (3.19m x 3.54m) : **Stable Four** 10'3 x 9'6 (3.15m x 2.95m)

**Adjoining Store** currently used for chickens : **Stable Five** 10'3 x 9'6 (3.19m x 2.92m)

Behind the barn is a newly planted **Orchard** with former chicken pens and store shed.

### Grazing Paddock Land

Level / very gently sloping having ancient and magnificent oak trees, divided into four main enclosures with water supply and fenced or hedged boundaries. Located within the paddocks are the following:

**Multipurpose Barn** 24'6 x 12'3 (7.58m x 3.73m) with lighting provided by a generator.

**Field Shelters** 23'6 x 12'6 and 12'6 x 11'9 (7.23m x 3.82m and 3.82m x 3.68m)

**Adjoining Hay Store** 11'9 x 12'3 (3.61m x 3.76m)

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 **the Land & Buildings at Morley Lane** 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.

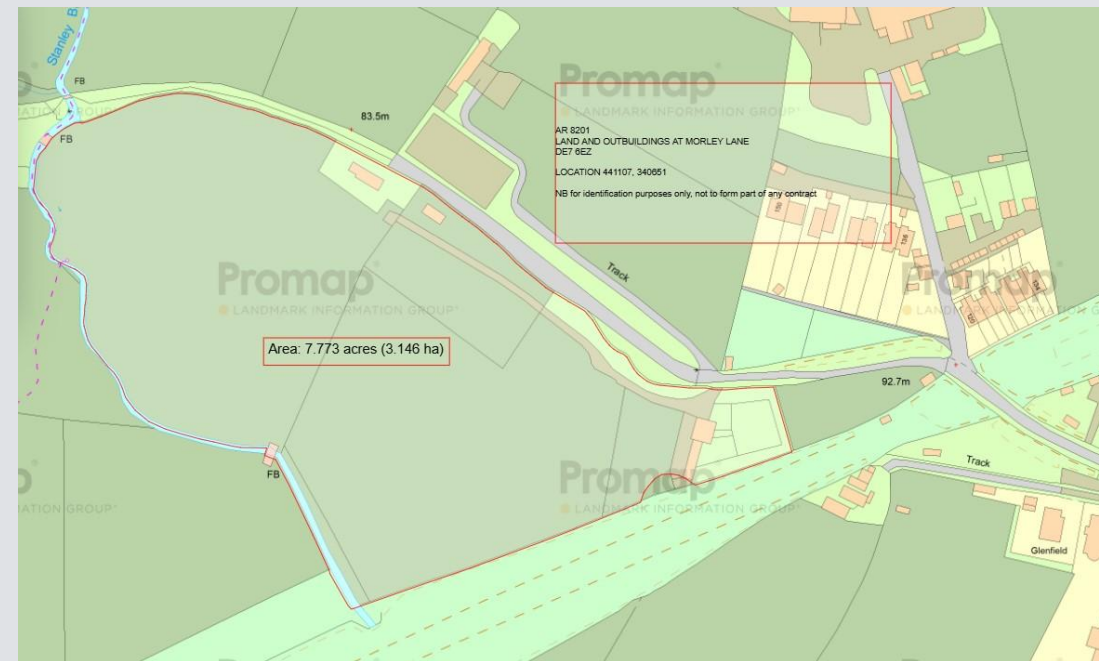
**VIEWING** Strictly by appointment only with the Agents

**LOCAL AUTHORITY** EREWASH BOROUGH COUNCIL

**SERVICES** - MAINS WATER **TENURE** Freehold

## DIRECTIONS

Available once viewing appointment confirmed.



**IN ALL APPROX. 8 ACRES (About 3.2 Hectares)**

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