

# SHEILA'S Paddock Hardens Lane, Tetford, Horncastle, Lincolnshire LN9 6QF Offers Over £110,000



- Lock-Up Equestrian Facility / Smallholding
  - Four Manageable Fenced Paddocks
- Just Over 3 Acres of Grazing Land with Field Shelters
- Gated Entrance with Hard-Standing for Vehicle Parking
  - c. 30m x 20m Manège ● Water Supply

REF AR7912

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle



## GENERAL AND SITUATION

Approximate Distances:

Horncastle 6.5 miles • Skegness 18 miles • Lincoln 26 miles

A lock-up equestrian facility / smallholding comprising just over three acres of paddock grazing land with parking and manège.

The land is currently utilised for the keeping of the vendors own ponies and we understand that the land has been used for equestrian purposes for approx. 30 years. It is located in an Area of Outstanding Natural Beauty, close to the pretty village of Tetford, within the Lincolnshire Wolds.

The property has a gated entrance with hard-standing for vehicle/trailer parking.

There is a Manège c. 30m x 20m, built in 2018 with a carpet surface and post and rail surround, that can also be utilised for winter turnout.

The land is subdivided into **Four Manageable Paddocks** with self-filling troughs in each field as well as taps on site.

There are **Various Timber Field Shelters** on skids including a brand new **Field Shelter** 24' x 12' (7.3m x 3.6m) available by negotiation.

**Mud Control Slabs** in situ are also available by separate negotiation.

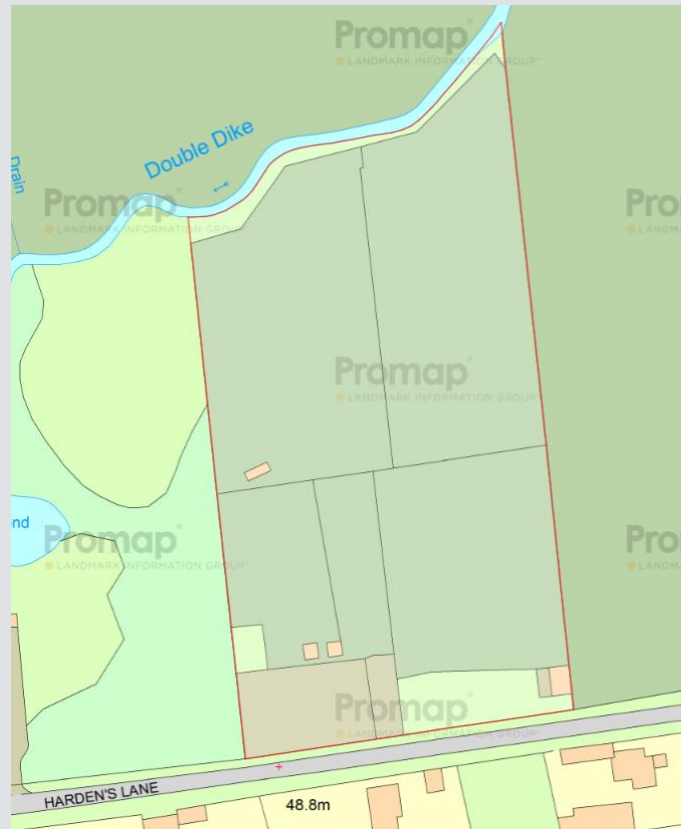
A **Lorry Container** in the bottom field is used for storage.

There is no mains electricity, but wiring is in situ for battery lights if required.

**IN ALL APPROX. 3 ACRES**  
(About 1.2 Hectares)

Nb East Lindsey District Council have the right to charge Business Rates, however they have acknowledged that current use is private, therefore do not enforce charges.

The Environment Agency have a right of access to maintain a drainage dyke on the boundary.



## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

## SERVICES

MAINS WATER

## TENURE

Freehold

NB the vendors solicitor will ask for a 2.5% non-refundable deposit at the point the sale is agreed. This to be lodged prior to the legal work commencing

## DIRECTIONS

From Horncastle take the A158 towards Skegness and at High Toynton turn left onto West Road, signposted Tetford. Remain on this road and on reaching the t-junction in Tetford village turn right onto South Road. This then becomes Hardens Lane. The property will then be found on the left-hand side after approx. ½ mile. There is no For Sale board.

what3words ///truffles.orbited.sensibly

01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://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 **SHEILA'S Paddock** 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.



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