

An aerial photograph of a large farm property outlined in red. The property includes a main house with solar panels, several large barns, a parking area with many vehicles, and several green pastures with some livestock. The surrounding landscape consists of rolling green hills under a blue sky with scattered clouds.

JAMES  
SELICKS

## Spinney view farm

HALLATON, MARKET HARBOROUGH

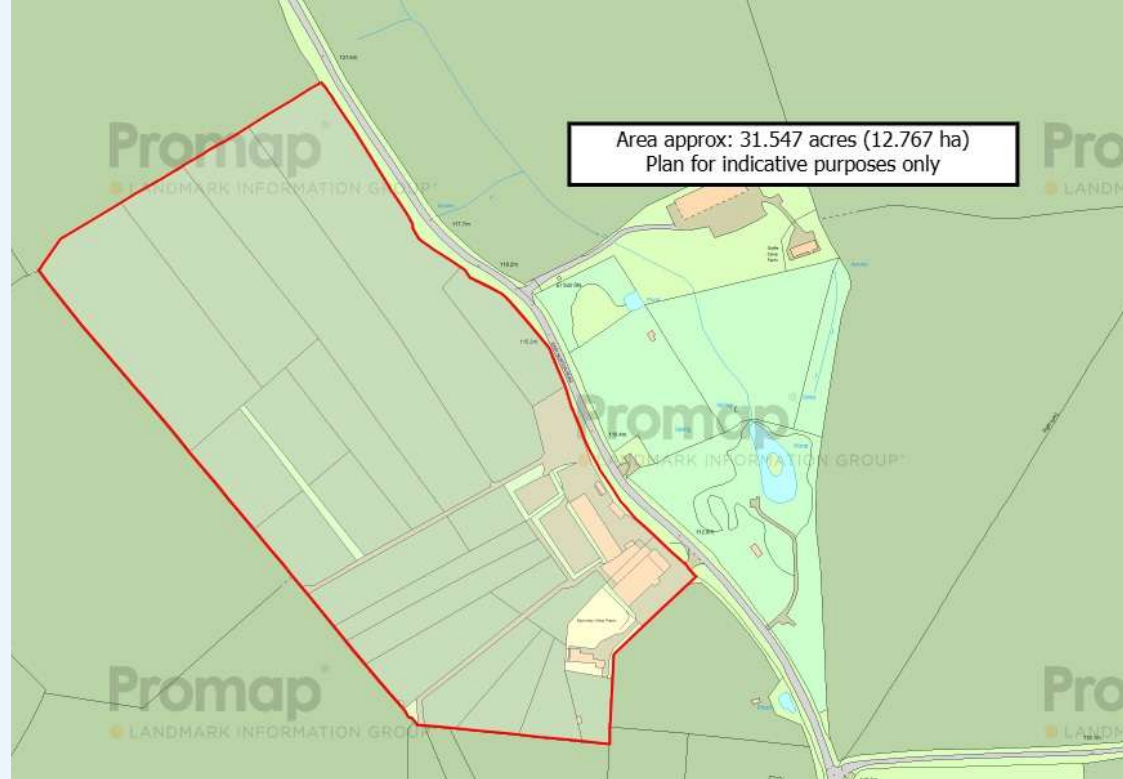


This exceptional and rarely available commercial equestrian property represents a truly unique opportunity to acquire a fully equipped, luxury equestrian facility set within an extensive and beautifully maintained holding of approximately 31 acres, with a further 34 acres available by separate negotiation, all surrounded by some of Leicestershire's most scenic countryside. Carefully designed to the highest standards, the centre offers outstanding stabling for approximately 45 horses, including elegant American-style barn stabling and pens with direct access to the paddocks, creating a seamless blend of functionality and refined presentation.

The equestrian facilities are comprehensive and of a calibre seldom offered to the open market. Two professionally constructed all-weather arenas provide year-round training capabilities, complemented by an indoor horse walker, secure tack rooms, and expansive, immaculately organised yard areas. An internal track system allows discreet and efficient access to the well-fenced paddocks, each with its own water supply, ensuring both convenience and exemplary horse welfare throughout the property.

The business currently operates successfully on a predominantly full-livery basis and benefits from a strong reputation, with additional income generated from on-site storage. This combination offers an outstanding turnkey opportunity for discerning purchasers seeking an income-producing equestrian enterprise with scope for further enhancement or diversification.

Set privately away from the main yard is an impressive five-bedroom, three-bathroom residence, built to an exceptionally high standard and offering refined accommodation throughout. The house provides an elegant yet practical living environment, ideally suited to owners or managers wishing to enjoy a luxurious lifestyle within a discreet and peaceful setting. Positioned on the edge of this highly sought-after Welland Valley village, the property enjoys excellent connectivity, with easy access to the A47 and the desirable market towns of Market Harborough and Uppingham.











# East Norton Road, Hallaton, Market Harborough, LE16

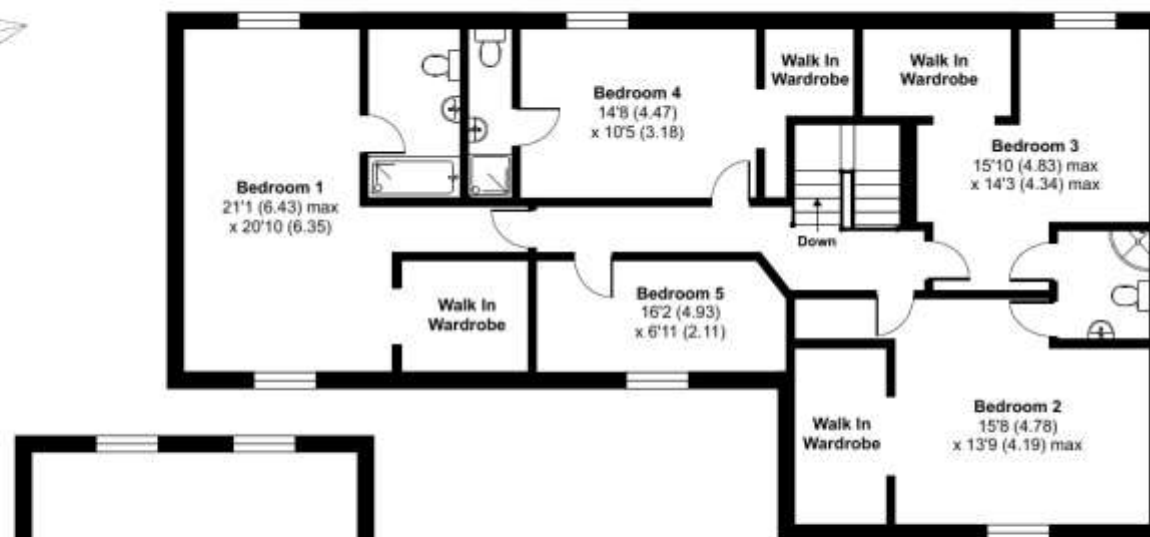
Approximate Area = 2944 sq ft / 273.5 sq m

Garage = 400 sq ft / 37.1 sq m

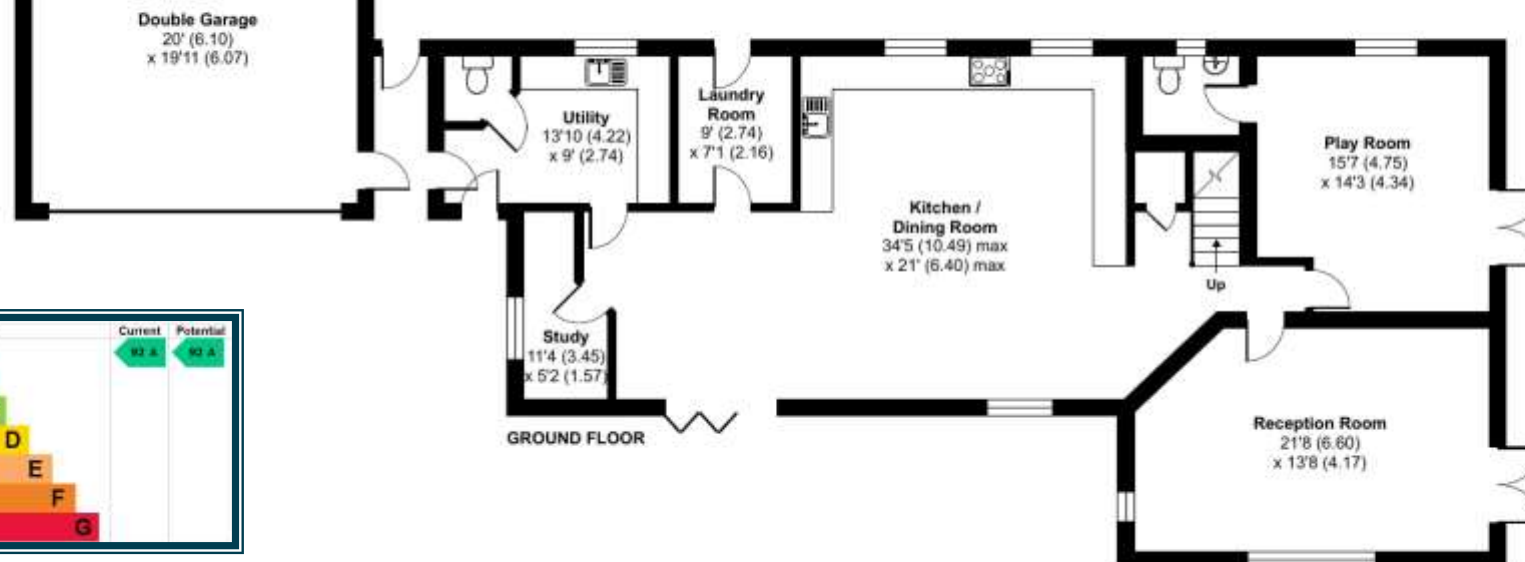
Outbuildings = 22371 sq ft / 2078.3 sq m

Total = 25715 sq ft / 2388.9 sq m

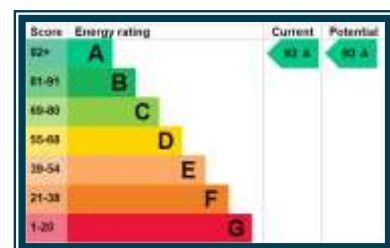
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for James Sellicks Estate Agents. REF: 1405313





For identification only - Not to scale





#### Important Notice

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

#### Special Note

The property is subject to an agricultural occupancy condition restricting occupation to persons employed, or last employed, in agriculture (or related rural industries), or their dependants. Prospective purchasers are advised to seek independent legal advice to confirm eligibility and fully understand the implications of the restriction before proceeding.

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