



- Well-Presented Private Equestrian/ Smallholding Facility
- Range of Timber Stables/Sheds/Pens, Haybarn and Storage Container
- Three Pasture Paddocks with Post and Rail Fencing ● Approx. Three Acres In All
- Mains Water Connected ● Hard Standing Parking Area with Space for Horse Lorry/Trailer
- Accessible Location with Good Road Links

REF AR8698

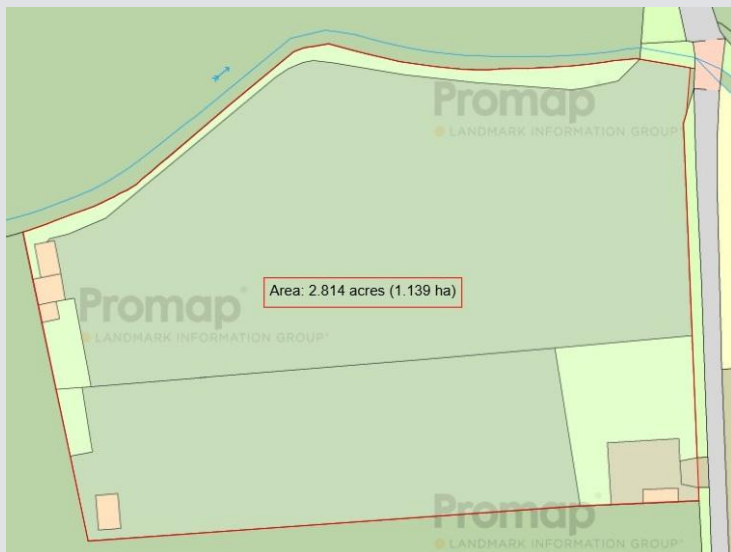
GENERAL AND SITUATION

Approximate Distances:

Castle Donington 4 miles • Derby 8 miles
Nottingham 15 miles • Easy Access A6, A50 and M1

A private equestrian/smallholding facility of approx. three acres with a good range of outbuildings, mains water supply and three grazing paddocks, with vehicle parking including space for a horsebox/ trailer.

The facility is in a very accessible, central location, in the village of Aston on Trent, with easy access to the A50, A6 and M1 for those wishing to reach the large show centres.



OUTSIDE, OUTBUILDINGS & LAND

A shared access track leads to a gated entrance and a hard-standing area providing parking for multiple cars, including space for a horsebox or trailer.

Within the grazing paddocks there are the following outbuildings with approximate sizes:

Metal Storage Container used for storage

Two Timber Stables c. 3.6m x 3.6m (12' x 12') with an enclosed concrete yard to the front

Timber Store currently used as feed room.

Chicken Shed

Timber Pony Stable/Enclosure

Former Pig Paddock and Pen with slabbed floor.

Hay Barn c. 5m x 4.9 m (16'5 x 16'1)

Field Shelter c. 7.3m x 3.6m (24' x 12') one half of which has been made into a stable

The **Grazing Land** is predominantly level pasture with mature hedges and fencing to the boundaries.

IN ALL APPROX. 3 ACRES
(About 1.2 Hectares)

VIEWING

VERY Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOUTH DERBYSHIRE DISTRICT COUNCIL

SERVICES

MAINS WATER

TENURE

Freehold

DIRECTIONS

From the B5010 turn off onto Derby Road, which after approx. 1.3 miles becomes Shardlow Road. Go past the recreation ground on the left, continue round the left-hand bend and past "Whispering Trees". The access to the land is the next left turning on the left.

We recommend that you use W3W to identify the exact location, as Sat Nav is not accurate.
There is no For Sale board.

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RURAL SCENE

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