



JAMES
SELICKS

Spinney View Farm

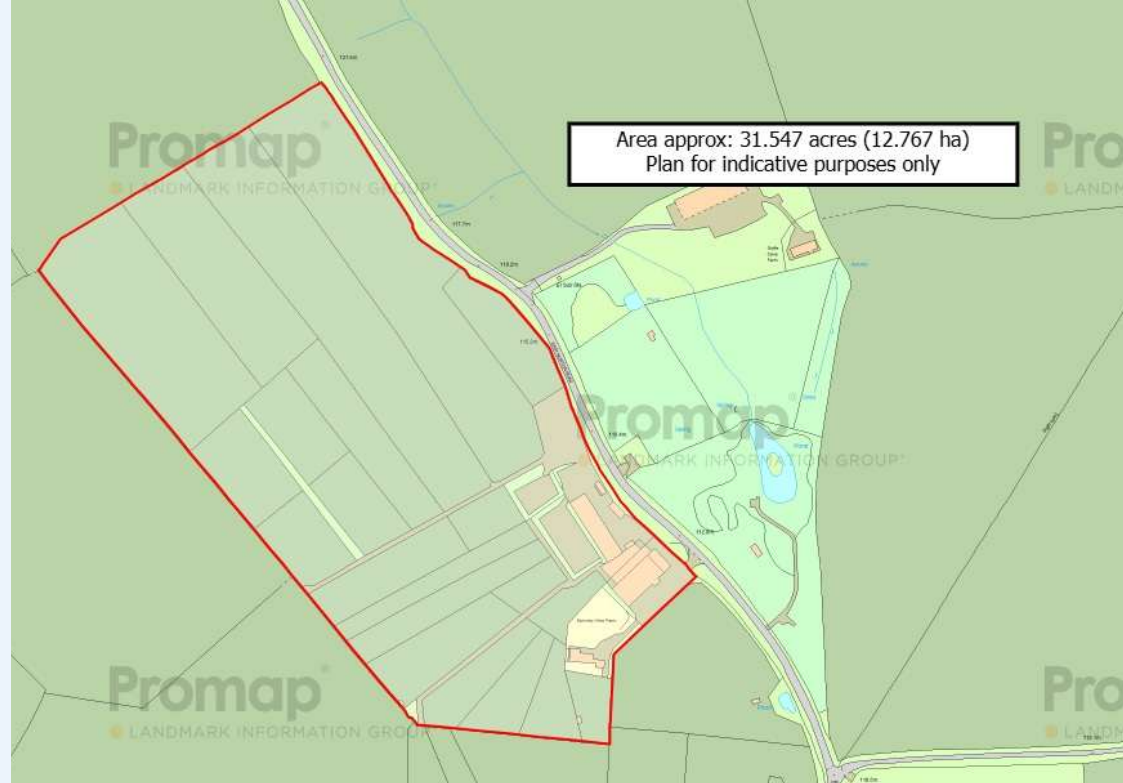
HALLATON, MARKET HARBOROUGH

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

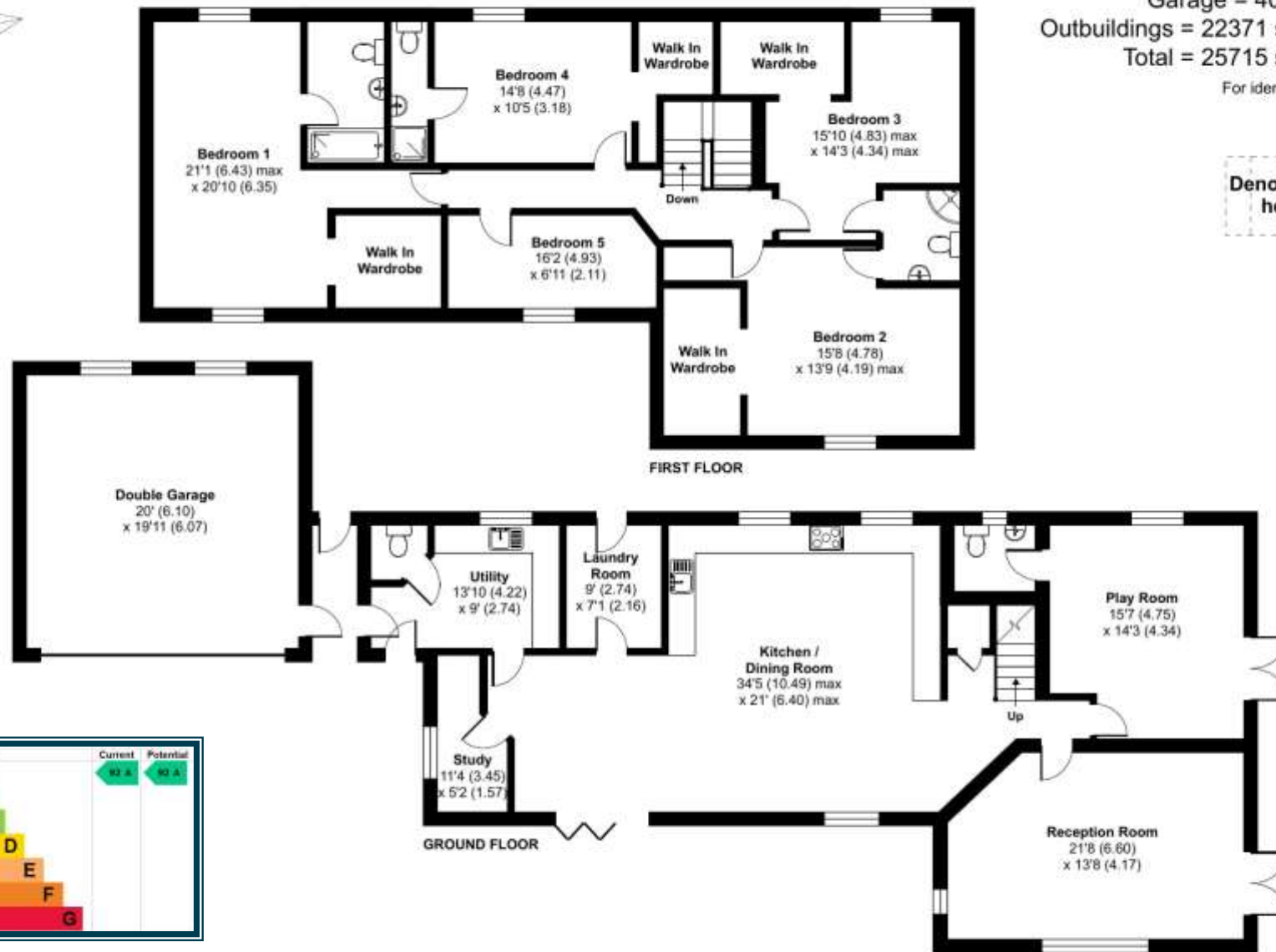
Approximate Area = 2944 sq ft / 273.5 sq m

Garage = 400 sq ft / 37.1 sq m

Outbuildings = 22371 sq ft / 2078.3 sq m

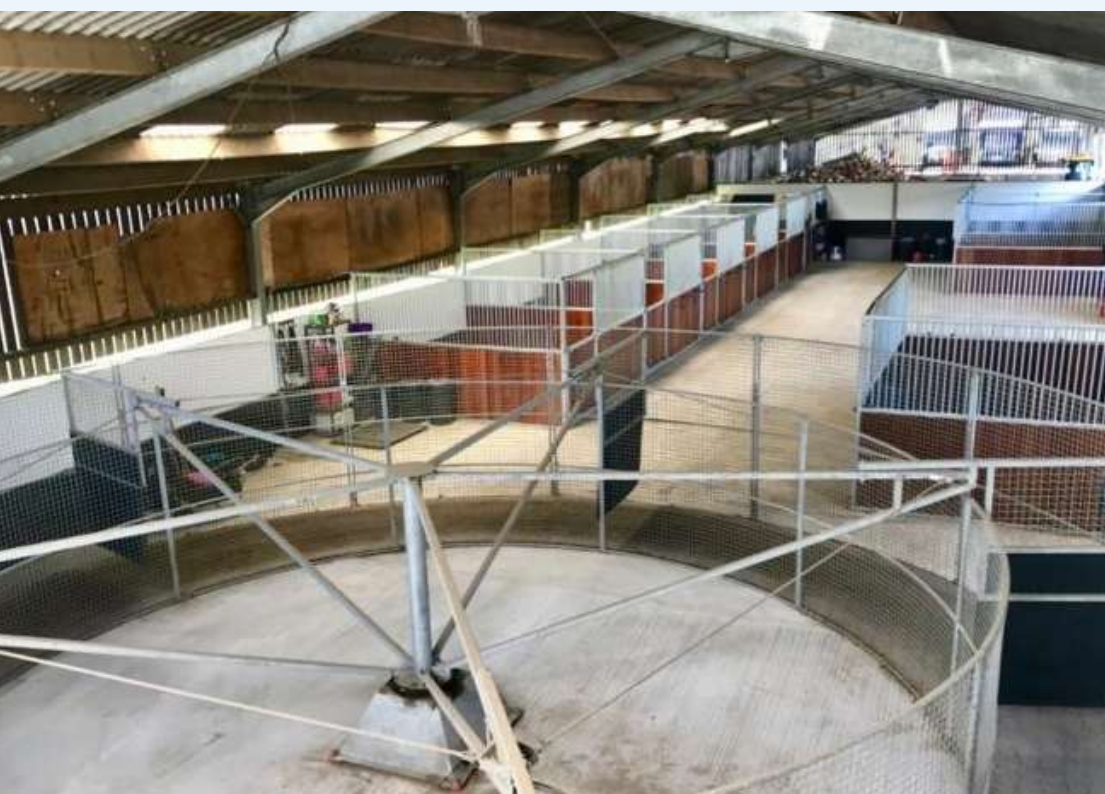
Total = 25715 sq ft / 2388.9 sq m

For identification only - Not to scale



Denotes restricted head height

Score	Energy rating	Current	Potential
82+	A	93 A	93 A
81-81	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

JAMES SELICKS

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesellicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesellicks.com

