



- For Sale in Three Individual Lots
- Each Lot includes Three Timber Stables and Adjoining Tack/Feed Room
- Approx. 2.5 Acres of Paddock Grazing Per Lot
- Shared Mains Water and Electricity Supply

REF AR8768

- Quiet Rural Setting with Direct Access to Hacking in Blidworth Bottoms Woods

GENERAL AND SITUATION

Approximate Distances:

Mansfield 5 miles • Nottingham 11 miles • Derby 27 miles

An excellent opportunity to acquire one of three private equestrian lots, each offering around 2.5 acres of grazing land together with well-presented timber stabling and a tack/feed room.

These manageable, ready-to-use parcels are ideal for private equestrian use, in an attractive countryside setting.

Situated north of Calverton Road at Blidworth, the property enjoys a peaceful rural location with convenient access to Blidworth Bottoms Woods, providing miles of enjoyable off-road hacking.

BUILDINGS & LAND

A gated entrance from Calverton Road leads to a shared access track serving all three lots.

Each lot benefits from its own gated field entrance, a useful vehicle pull-in area and **Three Timber Stables**, approx. 12ft x 12ft 3.6m x 3.6m), with an **Adjoining Tack/Feed Room** (please note that there are no concrete bases to the buildings)

The grazing land is level/gently sloping and enclosed by mature hedging and fencing, with paddocks subdivided by post and wire fencing.

These well-located equestrian lots offer a practical and appealing setup for horse owners seeking accessible grazing, stabling and countryside riding opportunities.



LOT 1: APPROX. 2.6 ACRES
LOT 2: APPROX. 2.4 ACRES
LOT 3: APPROX. 2.5 ACRES
 (Each About 1 Hectare)

VIEWING

Very Strictly by appointment only with the Agents

LOCAL AUTHORITY

NEWARK & SHERWOOD DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY and MAINS WATER are currently connected to all three lots and will initially remain on a shared supply. Purchasers will be expected to arrange their own individual supplies after completion. The vendor will pay for the first three months of the shared supply to allow time for new connections or meters to be organised.

The access track will remain in the ownership of the current owner, who will grant rights of access to each lot, and take responsibility for ongoing track maintenance.

TENURE

Freehold

DIRECTIONS

From the A60 Nottingham Road, turn onto Main Road (B6020), continue for approximately 1.5 miles, then turn right onto Calverton Road. The land is located after around 1 mile on the left-hand side, identified by our For Sale board.

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RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

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