



- Well Presented Private Equestrian Yard Set in Approx. 2.5 Acres
  - Three Timber Stables, Tack Room and Hay Store
- Grazing Paddock Land with Double Field Shelter ● Manège c. 40m x 20m
  - Hard Standing Parking Area with Space for Horse Lorry / Trailers
  - Mains Water and Mains Electricity

## GENERAL AND SITUATION

Approximate Distances:

Kings Lynn 3.5 miles • Hunstanton 14 miles • Downham Market 16 miles • Wisbech 19 miles

A private equestrian facility set in approx. 2.5 acres with three timber stables, tack room, hay store, grazing land and manège.

The facility is located in Kings Lynn and has easy access to the A10, A14 and A1 for those wanting to reach the show centres a little further afield.

## OUTBUILDINGS & LAND

From the road, a five bar gate and private driveway / track leads to a further five bar timber gate giving access to a hard standing area providing parking for multiple cars, horse box / trailer.

The **Stable Yard** is enclosed by post and rail fencing comprising a **Timber Stable Block** with **Two Stables** c. 12' x 12' (approx. 3.6m x 3.6m), **Further Stable** c. 12' x 14' (approx. 3.6m x 4.3m), adjoining **Tack Room** and **Hay Store** with concrete area to the front.

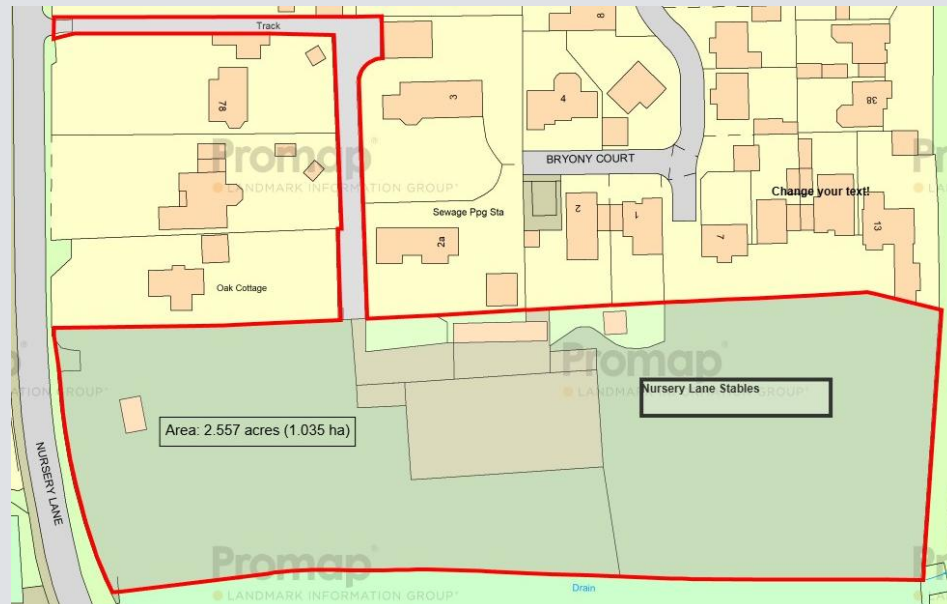
A timber five bar gate leads to the **Grazing Land** which is predominantly level with a **Double Field Shelter** in situ.

**Manège** c. 40m x 20m with post and rail surround and a carpet fibre and sand surface.

A further five bar timber gate leads directly out to Nursery Lane. There are mainly mature hedges / trees to the boundaries.

**NB:** The vendor intends to place an uplift clause on the land. This is anticipated to be 40-50% over 30 years. Finite terms to be confirmed via the vendors solicitors on sale.

IN ALL APPROX. 2.5 ACRES (About 1 Hectare)



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 Nursery Lane Stables 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.

## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

BOROURH COUNCIL OF KING'S LYNN & WEST NORFOLK

## SERVICES

MAINS ELECTRICITY & MAINS WATER

## TENURE Freehold

## DIRECTIONS

Take the A47 to The Hardwick Roundabout, then take the A149 Queen Elizabeth Way, proceed over two roundabouts, and after about 3.5 miles, at the 3rd roundabout take the first exit onto A148 Grimston Road. Follow Grimston Road for approx. 2 miles and then take a right turn onto Nursery Lane and the property will be found on the right-hand side, identified by side by our for sale board.

what3words ///spoke.custard.headlight

# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700

postbox@ruralscene.co.uk

www.ruralscene.co.uk