



- 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.

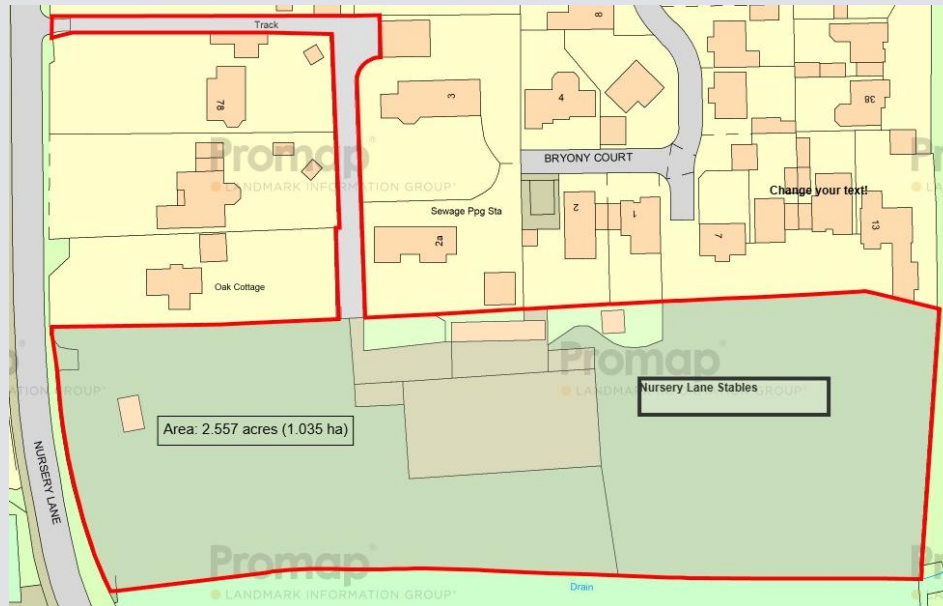
**The Stable Yard** is enclosed by post and rail fencing comprising a **Timber Stable Block** with **Two Stables** c. 12' x 12' (approx. 3.6m x 3.6m), **Further Stable** c. 12' x 14' (approx. 3.6m x 4.3m), adjoining **Tack Room** and **Hay Store** with concrete area to the front.

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.

**IN ALL APPROX. 2.5 ACRES (About 1 Hectare)**



## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

BOROUGH 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

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