



- Fantastic Equestrian Facility Set In Approx. 15 Acres
- Barn with Twenty-Four Internal Stables and Hay Storage Area ● Manège
 - Large Yard ● Car, Trailer and Lorry Parking Area
- Tennis Court ● Fourteen Level/Gently Sloping Paddocks
- Village Location with Good Access to the Road Network

GENERAL AND SITUATION

Approximate Distances:
Tuxford 3 miles • Ollerton 3 miles • Edwinstowe 6 miles
Newark 8 miles • Mansfield 12 miles

A superb equestrian facility set in approx. fifteen acres of grazing land, with twenty-four internal stables, tack room, manège, tennis court and excellent outriding.

The property is currently run as a livery yard, but it is not being sold as a going-concern. The facilities include a large American style barn with twenty-four internal stables and fourteen paddocks of grazing land, enclosed by post and rail fencing. There is a generous yard area providing ample parking for lorries, trailers and vehicles.

The property is set in the pleasant Nottinghamshire village of Kirton, which is approximately three miles from the town of Ollerton where there is a good range of local facilities, shops, supermarkets and junior schools. There is good access to the A1 at Tuxford.

THE YARD

The property is accessed from the main road via a security coded entrance gate which leads onto a sweeping, private tarmac driveway and into an arrival yard which provides ample parking for cars, horseboxes and trailers.

There are the following outbuildings with approx. sizes:

An **American Style Barn** c. 120' x 92' (36.8m x 27.5m) has a roller shutter door to one end, with a set of stable doors to either side of it. There are **Twenty-Four Internal Stables**, in two sets of twelve, running down either side of the main barn building, each with a stable door into the main barn area. To one side, each box also has a second stable door to outside. A large area to the centre is currently set aside for **Hay Storage**.

There is a **Muck Heap** area to the front of the barn.

Manège c. 56m x 37m enclosed by post and rail fencing with a sand surface.



RURAL SCENE

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THE LAND

The paddock grazing is a combination of mainly level and gently sloping land, currently divided into fourteen smaller, manageable paddocks with access trackways, enclosed by post and rail fencing.

Within the land there is a **Tennis Court**, the access to which is slightly overgrown.

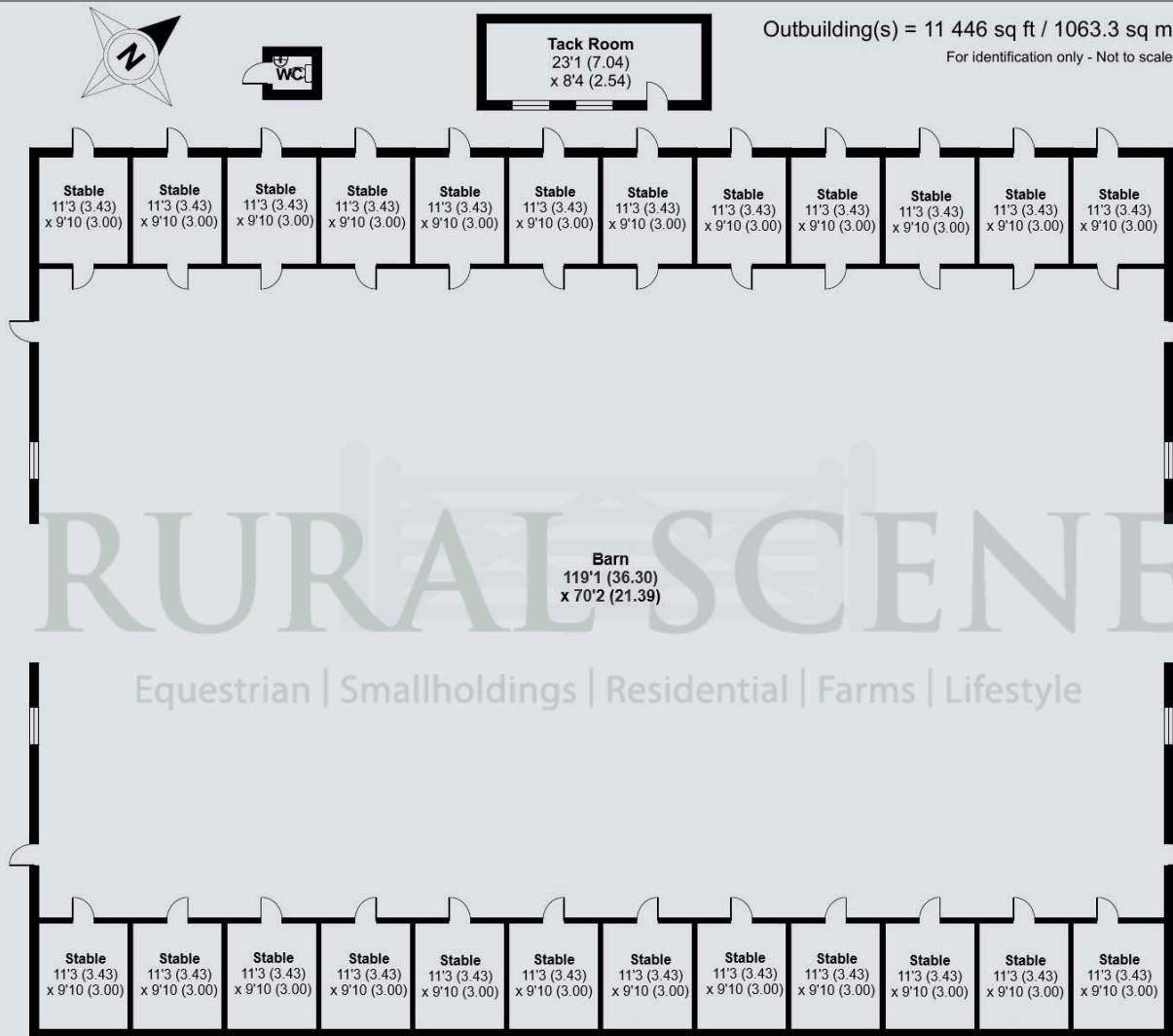
IN ALL APPROX. 15 ACRES
(About 6 Hectares)



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NEWARK & SHERWOOD DISTRICT COUNCIL
Business Rates Apply

SERVICES

NO MAINS ELECTRICITY, NO MAINS WATER,
MAINS DRAINAGE

TENURE

Freehold

DIRECTIONS

From the A614 Old Rufford Road, at the Ollerton roundabout, take the exit sign-posted for Ollerton. Proceed through the centre of Ollerton on the A6075 which leads onto Tuxford Road and becomes Cocking Hill. Stay on the A6075 heading into Kirton on Main Street. Proceed through the village and The Shires Livery will be found on the right-hand side.

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