



£250,000

Derby Road, Derby DE73 8DE

Farm Land

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Key Features

- Approximately 4 acres of well-appointed equestrian land
- Professionally installed 20m x 40m floodlit sand and EcoFlex ménage
- Four-horse walker and all-weather rubber turnout pen
- Track system surrounding two paddocks with field shelters
- Flexible stable setup with 3–4 stables, tack room and large hay store
- Private stoned access track with parking for trailers and horse boxes
- Post and rail perimeter fencing with established hedgerows
- Excellent local hacking including Robin Wood and Horse Shoe Trail
- South Derbyshire Ref number is DMPA/2022/0985

Property Description

Approximately 4 acres of superbly appointed equestrian land with excellent facilities including a floodlit ménage, horse walker, stabling and paddocks with track system.

Main Particulars

A rare opportunity to acquire approximately 4 acres of well-appointed equestrian land with an excellent range of facilities including a professionally installed floodlit ménage, horse walker, stabling, paddocks with track system and field shelters, all accessed via a private track. Offering superb local hacking and exciting potential to further enhance or develop the site, subject to the necessary planning consents. South Derbyshire Ref number is DMPA/2022/0985

Grounds & Setting

Their superb equestrian opportunity extends to approximately 4 acres and offers well-planned and versatile set up, ideal for private use or for those seeking to further enhance an already impressive facility. Access via a private stone track leading directly to the yard, the property benefits from ample Parking suitable for horse boxes and trailers, with a post and rail perimeter complimented by established hedgerows creating an attractive and well-enclosed setting.

Equestrian Facilities

The equestrian facilities have been thoughtfully designed to include 20m x 40m sand and EcoFlex ménage with lighting, providing excellent year-round riding conditions. Further facilities include an all-weather rubber turnout, pen and a four-horse walker. The paddocks have been arranged with a track system around the perimeter of two fields to encourage natural movement, a field shelter located on the track and a further shelter located within the paddock itself.

Stable Yard & Further Potential

The stable yard currently comprises three stables and a tack room, although the existing timber configuration also offers flexibility as four stables, together with a substantial hay store offering excellent storage space. Groundworks have already been completed for a proposed brick and timber built stable block, with plans available demonstrating the exciting opportunities to further develop and enhance the existing facilities. South Derbyshire Ref number is DMPA/2022/0985

Location & Additional Information

The facilities have convenient access to excellent local hacking routes to including Robin Hood Trail and The Horse Shoe Trail, making it ideally suited for equestrian enthusiasts. Neighbouring properties have previously secured planning permissions for residential development, which may indicate future development potential for the site, subject to all necessary planning consents and approvals. The muck trailer and a turnkey generator could be available via separate negotiation.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any

appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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