

Land and Stables Station Road

Holton-le-Clay





Land off Station Road

Holton-le-Clay
DN36 5HR

Equestrian facility extending to 4 acres (STS) in a peaceful situation with an attractive rural outlook

Smart block-built stable block with 3 stables, 2 store rooms and a fenced overhang

Sand and rubber manege with flood lighting

4 post and rail fenced paddocks with central vehicular access

Hardcore parking area for cars/horseboxes and ample further parking/storage space

Shipping container with saddle and rug racks

Diesel powered generator supplying power to the site and borehole water pump

Planning permission to erect a further stable block comprising 2 stables, a tack room and storage rooms.

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A peaceful and attractive equestrian facility extending to 4 acres (STS) of level, post and railed paddocks with a smart block-built and timber-clad stable block comprising 3 stables and 2 store rooms plus a floodlit Manege.

The property has a delightful rural outlook and is quietly situated along a private lane to the edge of this popular village; and also benefits from planning permission to erect a further stable block comprising 2 stables, a tack room and storage rooms

The paddocks benefit from vehicular access via a central grass avenue with five-bar gates opening to each paddock.

The land is approached off a shared track via a good-sized, hardcore parking area ideal for cars/horse boxes. A set of timber gates lead into the land via a sizeable area which is sheltered by hedging and has space to park implements/trailers, etc.





Ideally situated adjacent to the stables is a sand and rubber Manege, which has a pair of floodlights and post and rail fencing with a wooden 5 bar gate.

The neat stable block is built of block with wood cladding on a concrete base. The building has a large and useful overhang which is fenced to form a corral to the front. The stable block comprises 3 good-sized loose boxes with glazed windows to the rear together with two store areas to either end for tack and/or feed.



The site has a bore hole water supply with an electric pump and a holding tank which is powered by a generator situated in a lockable shipping container which is included in the sale.







The shipping container has rug and saddle racks for secure storage.

The electric lighting to the stables and floodlighting are also powered by the generator which is included in the sale.

Adjacent to the existing stable block is a concrete pad with a central drain which forms part of a planning permission which has been gained in order to build a second stable block comprising 2 extra loose boxes, storage rooms and a tack room (further details can be found on the ELDC website under Planning Appeal Ref; APP/D2510/A/09/2115733).



Approx Gross Internal Area
45 sq m / 479 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Holton-le-Clay

Well placed for nearby towns,
coast and Wolds countryside



A larger than average village with Grade 2* Listed church of St Peter, an infants school and junior school and nearby Tollbar Academy at New Waltham - the village also falls into the catchment area for Louth's academies and King Edward VI grammar school, There are village shops and takeaways, an events facility called The Hornets Nest and three public houses with highly rated food establishments.

There is a business park, GP surgery, children's daycare centre and beauty salon. The Holton-le-Clay cricket club provides football, cricket and entertainment activities.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle.



There are certain beaches which provide permissive hacking. Areas like Cleethorpes, Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through charming villages and farmland plus numerous equestrian centres within an easy drive.





Viewing

Strictly by prior appointment through the selling agent.

Services Connected

We are advised that the property has a borehole water supply which is pumped via a diesel generator which is included in the sale. The generator also provides electricity for lighting but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///parkland.catapult.jammy

Directions

To drive to the property turn right off the A16 Louth to Grimsby road onto Station Road. Continue for around 1.5 miles and over the old railway crossing where the shared track can be found on the right hand side. Proceed down the shared track for around a quarter of a mile where the stables and rear parking area can be found on the left, adjacent to a set of 5 bar gates leading into the land.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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