



Land and Stables off Dog Lane Shirland

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Shirland

Alfreton

Derbyshire DE55 6BJ



3.43 acres

A unique opportunity to purchase an equestrian unit presenting stables and tack rooms, a recently installed manège, and adjoining paddocks all together extending to 3.43 acres (1.39 hectares). The property lends itself to those with equestrian interests, situated in a peaceful location.

Guide Price: £150,000



Bakewell Office - 01629 812777



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Description:

The sale offers the purchaser a unique equestrian unit, boasting a stable block housing 3 stalls/loose pens, an adjoining hay store, a cabin currently utilised as a tack room and seating area, a recently installed 20m x 40m manège with a carpet surface bounded by post and rail fencing, and adjoining paddocks all extending to approximately 3.43 acres. The paddocks are bounded by mature hedgerows and divided into multiple parcels, with a useful hardstanding area/yard offering plentiful parking for multiple vehicles and fodder storage.

There is planning consent to erect full fronts to the stables on the main building and to erect a further hay store 4.2 metres wide positioned next to the cabin.

Location:

The property is located within the village of Shirland, in a peaceful rural location with far-reaching views, yet remaining accessible to amenities. Further nearby towns and villages include; Alfreton to the south (2.3 miles), Clay Cross to the north (3.3 miles), Matlock to the west (7.1 miles), and Chesterfield to the north (8.4 miles).





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