



SIMPLY HOMES

Bourne Lane
Much Hadham SG10 6ET

Price Guide £250,000





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An extremely rare opportunity to purchase a 5-acre equestrian plot with recently built stabling, mains water and solar panels with battery pack. Bordered by post and rail fencing, secure gated parking area and sublime views over rolling countryside.

The land offers ample space with a meticulous layout that is perfect for managing horse turnout areas with well-designed stables, ensuring that your horses have plenty of room to roam and graze. The gently sloping terrain provides a natural advantage, promoting good quality footing for your horses and creating healthy paddock conditions for them to thrive.

Evidently the land has been specifically designated for equestrian use, providing you with the perfect setting for pursuing your passion for horses and creating your dream equestrian facility. The land is fenced with post and rail fencing around the perimeter, ensuring the safety and security of your horses while adding a touch of rustic charm to the property. Your horses will have a secure and comfortable environment to graze and roam.

The stabling is well equipped with a newly installed solar power system, providing you with access to clean and renewable electricity for your equestrian needs, while also reducing your carbon footprint. The property has its own mains water source, providing a reliable and convenient water supply for drinking and irrigation, ensuring that your horses stay well-hydrated and healthy.

The land offers easy access via well-maintained roads, making transportation of horses, hay, and feed a breeze. The way the land is positioned, offers convenient access to off-road riding.

The property also boasts a dedicated hard area for parking, hay/feed delivery, and manure collection, making day-to-day operations convenient and efficient.

The plot is situated close to Much Hadham High Street, featuring a popular village shop, Post Office, a well-regarded public house, church and primary school.







- Stables -

Stable One

Stable Two

Tack Store

Hay / Feed Store

Stable Three

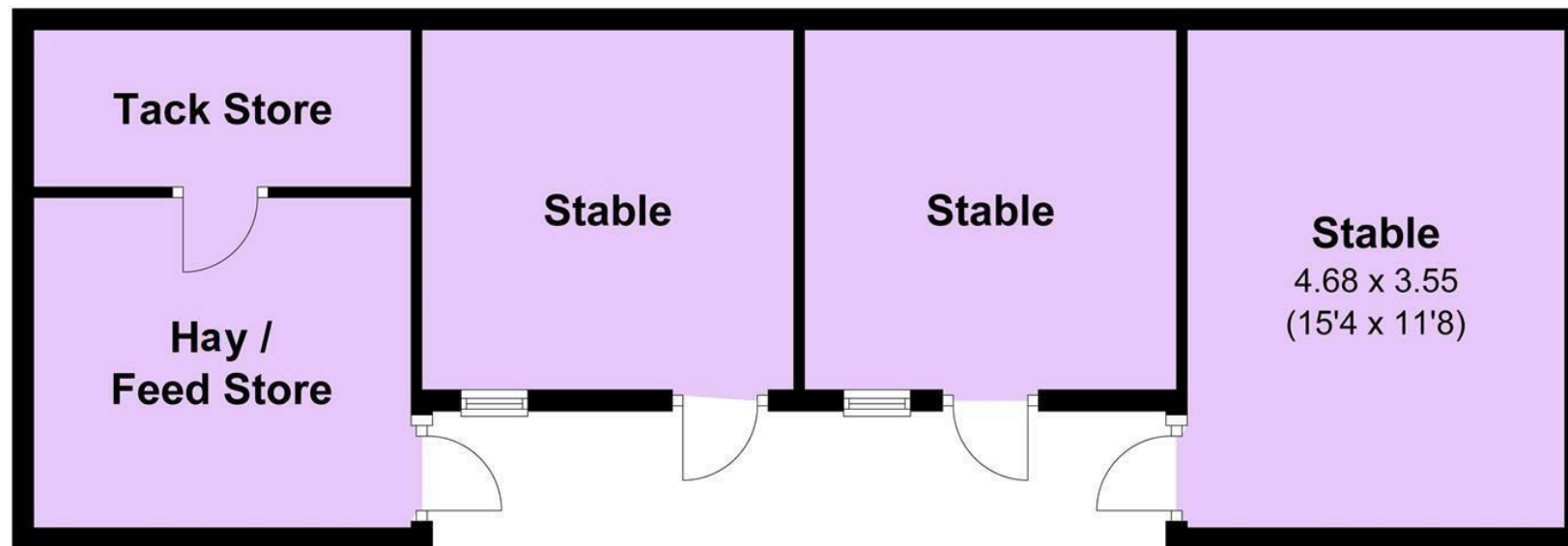
15'4" x 11'7" (4.68 x 3.55)







Approx. 57.90 sq. metres (623.23 sq. feet)



Total area: approx. 57.90 sq. metres (623.23 sq. feet)





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