



**VIOLET LANE • GLENDON
KETTERING • NN14 1QL**

**An attractive equestrian property close to Kettering
extending to approximately 19.80 acres**

The property is presented for sale by private treaty as a whole.



42 Headlands, Kettering, Northamptonshire, NN15 7HR

Tel: 01536 412464 Fax: 01536 482517

www.berrybros.com

VIOLET LANE • GLENDON • KETTERING • NN14 1QL

Location

Kettering (3 miles), Market Harborough (8 miles), Corby (5 miles)

Glendon is an attractive rural hamlet located close to the village of Rushton. Local services are available at the nearby town of Kettering, with shopping facilities, a mainline railway station to London St Pancras International (approximately 1 hour), and excellent access to the national road network (A14 1.5 miles).

The Property

The property extends to approximately 19.75 acres, including the following facilities:

Stables and Yard

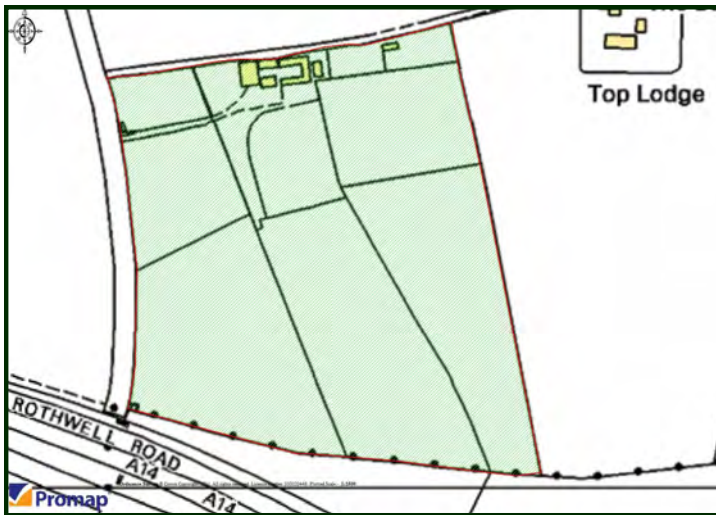
The Stable yard provides a range of 13 well built concrete block under tile stables on a concrete base, each measuring 3.7m x 3.7m, together with ancillary tack/storage rooms.

There is also a range of 3 timber stables on a concrete base, 2 steel sheet clad storage barns, a range of storage sheds, and a sand based ménage of 15m x 20m with post and rail fence around.

The property has been the location of a thriving livery business for a number of years, offering stabling and grazing facilities for up to 16 horses.

Land

The grazing land is split into a number of enclosures divided by post and rail fencing and with mature hedges to the external boundaries on 3 sides where the property borders the neighbouring land. There is a water supply to all fields. Electric fencing is by mains connection.



Access

Access is provided directly off Violet Lane, which is a council maintained road but with no through route.

Services

The property benefits from mains electricity to the stables and mains water to the stables and land.

Wayleaves, Easements and Rights of Way

The property is sold subject to any wayleaves, easements and rights of way whether specifically mentioned or not. No public footpaths cross the property.



Tenure, Possession & Boundaries

The land is offered freehold for sale with vacant possession upon completion.

Equestrian Facilities

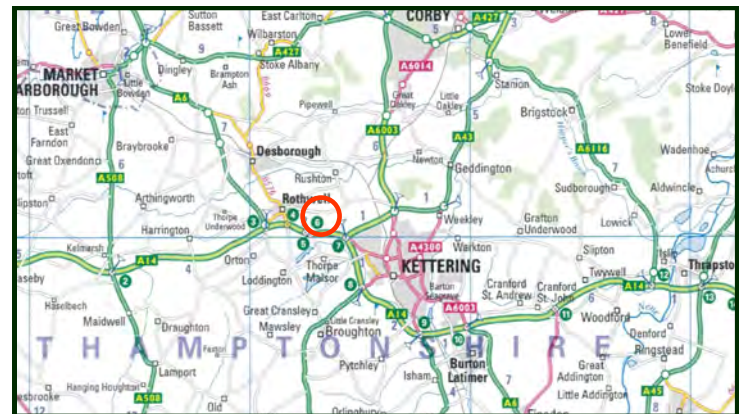
The local area is popular with equestrian enthusiasts. Rushton Event Course is approximately 1.5 miles to the north, offering good schooling facilities.

Local Authority

Kettering Borough Council, Development Services, Bowling Green Road, Kettering, NN15 7QX Tel 01536 534316. Web: www.kettering.gov.uk

Directions

From the A43, head north on the A6003 Rockingham Road. Take the first left at the traffic lights onto Glendon Road. At the roundabout, take the third exit onto Hipswell Road. Continue past Glendon Hall towards Rothwell. Violet Lane is the next left. Continue down Violet Lane for approximately 1/2 mile. The stables will be on the left close to the end of the road.



Viewing

Strictly by appointment with the agent. The entrance gates are locked at all times.

Our Ref KA8071

IMPORTANT NOTICE

The property being open to inspection, the purchasers shall be deemed to have full knowledge of the whole and the state and condition thereof and as to the ownership of any tree, boundary or any part of the property.

Berrys give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any service or facilities are in good working order.
4. Any areas measurements or distances referred to herein are approximate only.
5. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
6. The vendors do not make or give and neither agent nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



