



HILL HOUSE EQUESTRIAN & FORMER NURSING HOME

Sand Lane, Market Rasen, Lincolnshire, LN8 3TE

BROWN & CO JH Walter



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Hill House presents a unique opportunity to acquire a substantial range of residential and equestrian properties located within Lincolnshire's open countryside

Currently operating as an equine livery, competition and training venue with stabling for approximately 32 horses and circa 19.11 acres of paddock land.

Extensive indoor and outdoor arenas with comprehensive facilities.

A former care home with planning permission to create five self-contained residential units.

Two detached three-bedroom on-site residential properties

In all approximately 9.65 hectares (23.87 acres)

FOR SALE BY PRIVATE TREATY

Guide Price: £ 1,290,000

BROWN & CO JH Walter

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INTRODUCTION

Hill House is an outstanding fully equipped equine and residential yard providing potential purchasers the opportunity to continue to operate as a commercial business or return to private use. The property in brief, comprises a detached former care home which benefits from planning permission to develop five self-contained dwellings. There are two further detached three bedroom dwellings on site.

The equestrian yard currently operates as a livery, competition and training venue with facilities include stabling for 32 horses, multiple indoor and outdoor arenas, including a large indoor arena with viewing gallery, office and cafeteria. The land extends to approximately 19.11 acres of grazing paddocks located within two blocks.

LOCATION

Hill House is located approximately three miles north west of Market Rasen in the Parish of Osgodby and is easily accessed direct from Sand Lane leading off the A1103. The Cathedral town of Lincoln is located approximately 20 miles south west. The property benefits from being strategically located close to good road networks with motorway connections being located 15 miles north at Barnetby le Wold.

DIRECTIONS

Directions from Lincoln to Hill House are as follows: when travelling north from Lincoln on the A46 continue on this road following signs for Market Rasen, you will pass through the village of Middle Rasen. Once in Market Rasen continue to follow the A46, taking a left-hand turn onto A46/Caistor Road. Continue on this road north of Market Rasen for approximately 2.5km. Take the left hand turning onto the A1103 (Top Road) signposted for Gainsborough, Glentham, Caenby Corner. After approximately 1km turn right onto Sand Lane, Hill House is located on the right hand side.

TENURE

The freehold is registered under Land Registry Title numbers LL400441 and Part LL127482.

The property is offered for sale freehold either with the benefits of vacant possession or subject to the tenancies described within these sale particulars.

Insofar as they are owned the mineral, timber and sporting rights are all included with the freehold.





METHOD OF SALE

Hill House is offered for sale by Private Treaty as a whole, subject to the tenancies detailed. Consideration will be given to offers for part. The property is shown shaded pink and blue on the plan.

SCHEDULE OF AREAS

NG No.	Hectares	Acres	Land Use
Pasture West of Sand Lane			
5187	3.19	7.88	Pasture
5475	1.37	3.39	Pasture
Hill House Equestrian			
8592	3.17	7.84	Pasture
9785	1.62	4.01	Equine Yard
Hill House Nursing Home			
8481	0.30	0.75	Nursing Home
TOTAL	9.65	23.87	



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Drawing No. Y23029-01b Date 05.09.24

Hill House Equestrian



Scale
1:2,500
@ A4

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HILL HOUSE EQUESTRIAN

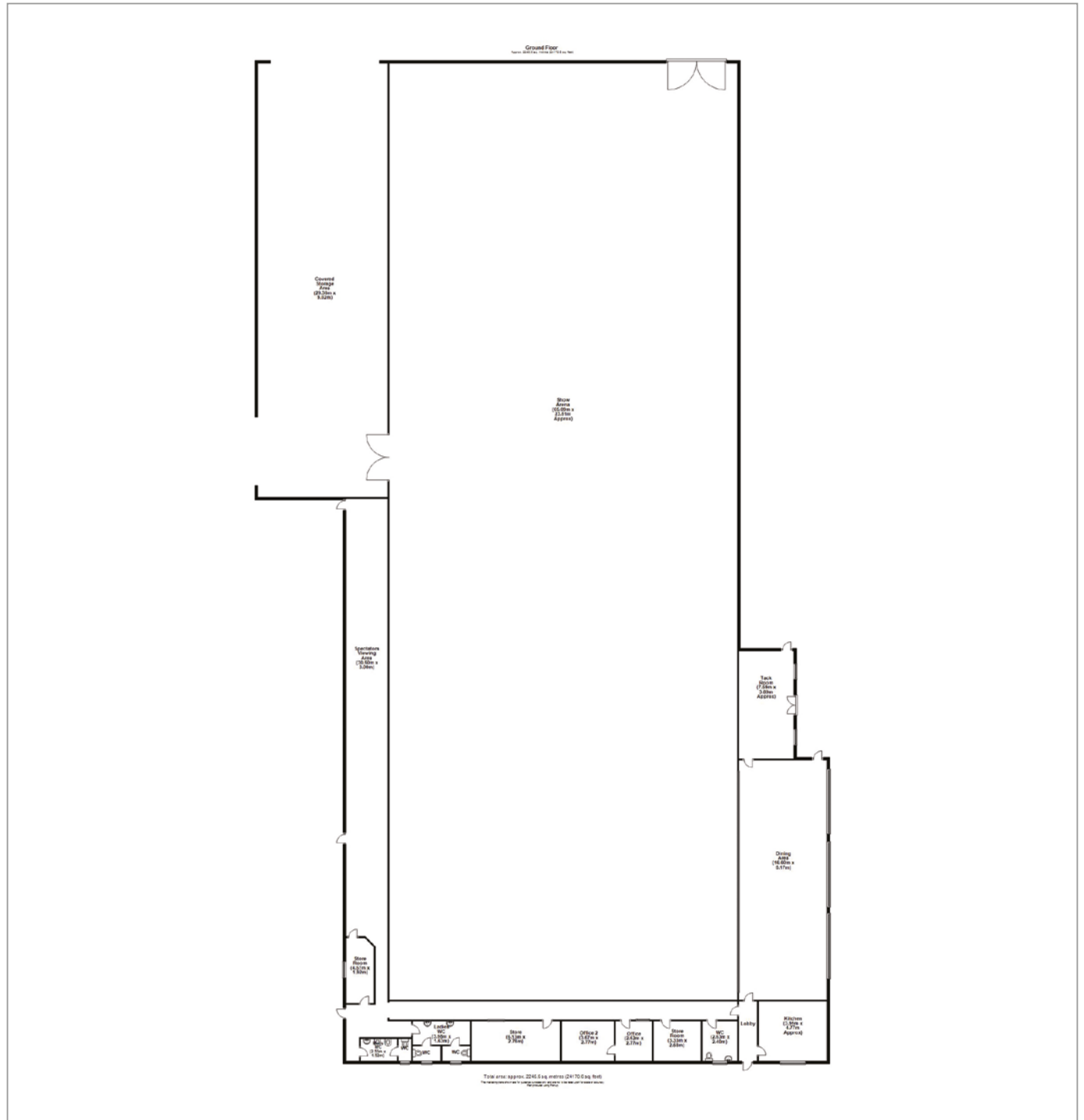
Hill House Equestrian is currently operating as a commercial competition centre, training venue and livery yard. The sale offers potential purchasers a lifestyle equestrian purchase or a commercial equestrian premises.

The property is exceedingly well located for access to the rest of the UK, enabling easy movement of horses to events across the UK. There are a number of large equestrian events and competition venues in the locality. The equestrian facilities are of a high quality and would suit a private individual looking for somewhere to establish a base.

Set with 11.85 acres, Hill House equestrian comprises a variety of stabling across three blocks with capacity for 32 horses, each block benefits from being enclosed by timber fencing to create a secure courtyard.

The main all-weather outdoor arena of 50 m x 63 m is enclosed with white post and rail fencing with judges' boxes. The surface is a sand and fibre combination. The arena provides space for two 20 m x 60 m competition dressage arenas.

The main flood-lit indoor area of approximately 23 m x 65 m is bounded by wooden panel walling to approximately 3ft, the surface is a sand and fibre combination. Viewing galleries are located to the west with seating. The arena benefits from other comprehensive facilities including male and female toilets, offices, judges' box, store rooms, kitchen and a dining area with views over the indoor and outdoor arenas.





There is a further indoor flood-lit arena measuring approximately 20 m x 40m and an outdoor post and rail enclosed all-weather arena measuring approximately 20 m x 35 m. Both have sand and fibre based surfaces.

The equestrian facilities are accessed from a separate driveway upon arrival in the front of the large main car park. The site provides ample parking for lorries and trailers.



Property No.	Description
1	Stabling
2	Office/ Meeting Room
3	Stabling
4	Stabling
5	Main Indoor Arena
6	Main Outdoor Arena
7	Indoor Arena
8	Outdoor Arena
9	General Storage
10	General Storage
11	General Storage
12	Woodside – Residential
13	Oakwell – Residential
14	Former Care Home





PASTURE LAND

The pasture land in total extends to approximately 7.73 Hectares (19.11 acres). The pasture provides individually fenced paddocks. Approximately 7.84 acres of the pasture is located surrounding the equestrian yard, the additional 11.27 acres is located west of Sand Lane.

The land is classified as Grade 3 on the Agricultural Land Classification Map. The soils are of the Blackwood Soil Associations as shown in the Soils of England and Wales Soil Map. These are described as being deep permeable sandy and coarse loamy soils.

Access to the land located west of Sand Lane is via a right of way over the adjoining pasture land as shown marked in brown on the sale plan.

The land benefits from a water supply.

Hill House Equestrian centre together with approximately 11.27 acres west of Sand Lane is subject to a lease which commenced on 30th September 2023 until 29th September 2025. The current rent passing is £37,500 per calendar annum.

Vacant possession could be obtained at any time subject to serving a valid break notice on the tenant at least six months before the break date.



HILL HOUSE RESIDENTIAL PROPERTIES

There are two three-bedroom detached residential properties known as 'Oakwell' and 'Woodside' located within the equine grounds. Woodside is sold with the benefit of vacant possession having recently been renovated and Oakwell is subject to a lease.

Both properties offer approximately 1200 sq. ft of accommodation which comprises of a kitchen, utility, downstairs toilet, lounge, dining room, three bedrooms and a family bathroom.

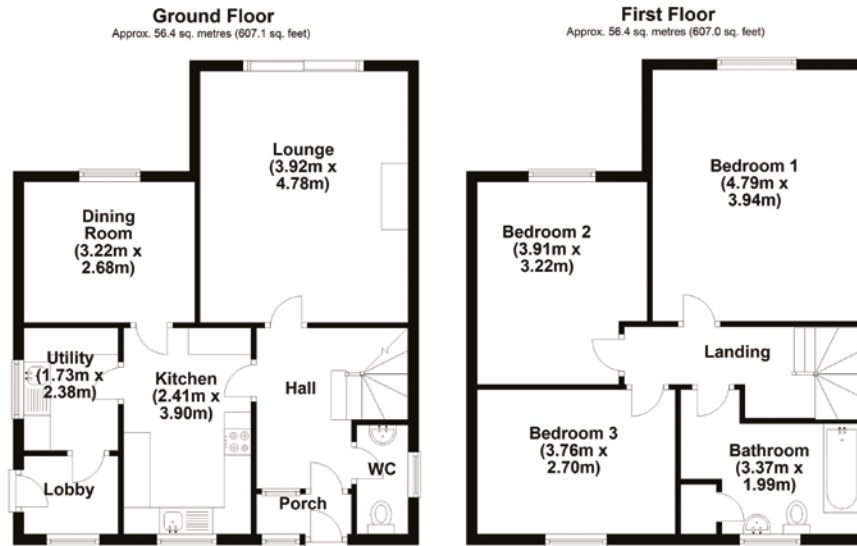
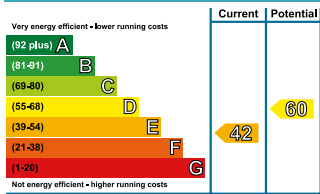
The residential property known as Oakwell is currently let on a rolling tenancy agreement to two occupants. The current rent passing is £500 per calendar month per occupant. Vacant possession could be obtained at any time subject to serving a valid notice to quit on the tenant at least six months before the break date.

The adjacent residential property known as Woodside is sold with the benefit of vacant possession.

OAKWELL

Main House = 2,362.5 sq ft / 219.5 sq m
Garage = 505.4 sq ft / 47.0 sq m

Energy Efficiency Rating - Oakwell



Total area: approx. 112.8 sq. metres (1214.1 sq. feet)

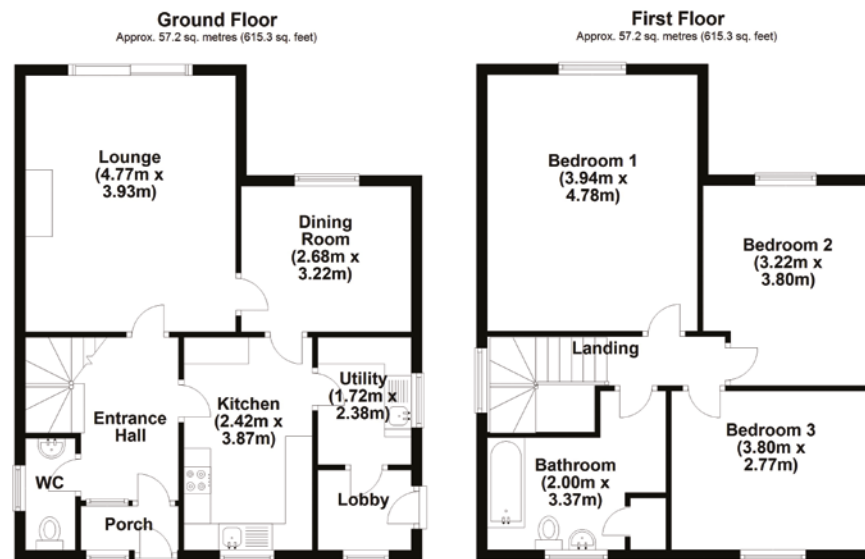
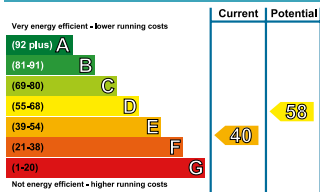
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



WOODSIDE

Main House = 2,362.5 sq ft / 219.5 sq m
Garage = 505.4 sq ft / 47.0 sq m

Energy Efficiency Rating - Woodside



Total area: approx. 114.3 sq. metres (1230.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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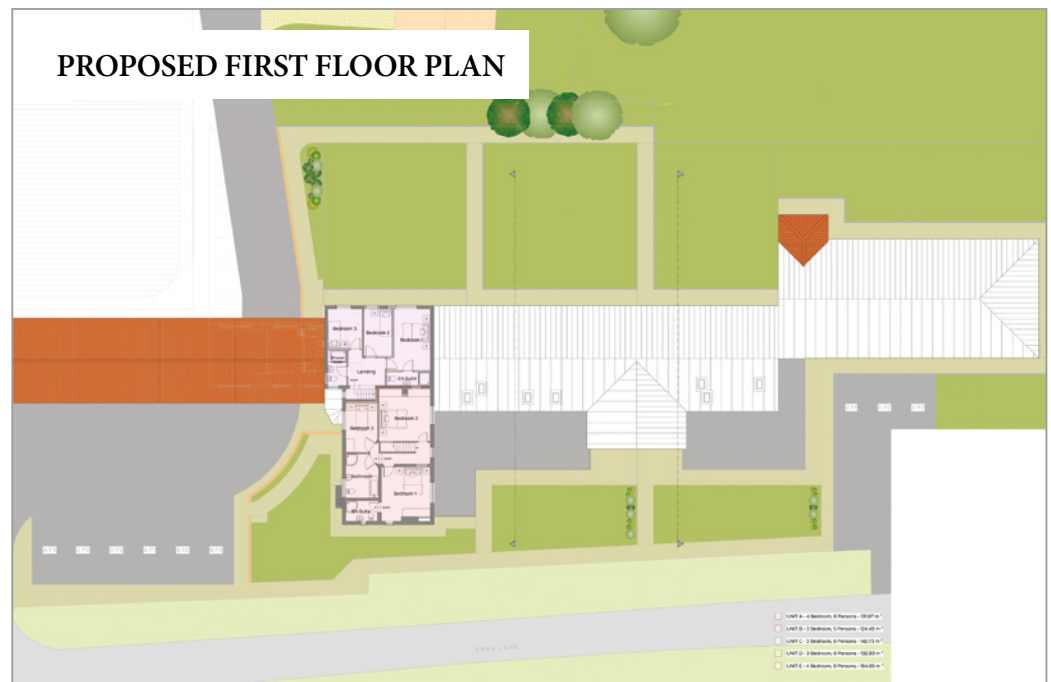
HILL HOUSE NURSING HOME

Hill House Nursing Home is a detached predominantly single storey 34-bedroom former care home with brick walls covered by render under a pitched pantile roof covering.

The property has planning permission which was approved on the 28th June 2024 for part demolition and conversion of the care home to create 5 self-contained dwellings with associated new build garage facilities, parking & private access road. The planning application can be seen under the reference 148000 on West Lindsey Borough Council website. The sizes of the proposed dwellings are as follows:

Unit	Bedrooms	sq m	sq ft
A	4	131.97	1,421
B	3	124.48	1,340
C	3	142.73	1,536
D	3	132.83	1,430
E	4	164.65	1,772
TOTAL	-	696.66	7499

Hill House former care home is sold freehold with the benefit of vacant possession on completion.



GENERAL REMARKS & STIPULATIONS

SERVICES

The residential properties known as 'Oakwell' and 'Woodside' benefit from a shared biodigester that serves the whole site and mains water and electric.

The care home has a 100 Amp three phase electrical supply, mains water and shares the above mentioned biodigester.

The equestrian centre has a 60 Amp three phase electrical supply and three main water supplies.

We have not carried out any tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold to and with the benefit of existing wayleaves, easements and rights of way, whether public or private, light, support, drainage, water and electricity supplies and others' rights, easements, quasi-easements and all wayleaves not referred to in these particulars.

OUTGOINGS

The council tax in respect of Oakwell and Woodside is payable to West Lindsey District Council. The properties are assessed in Band B.

The current rateable value for business rates for Hill House Equestrian is £21,000.

Drainage rates are payable to the Environment Agency. The amount payable in April 2024 was £56.54.

ENERGY PERFORMANCE CERTIFICATES

Oakwell has an energy performance rating of a E.

Woodside has an energy performance rating of a E.

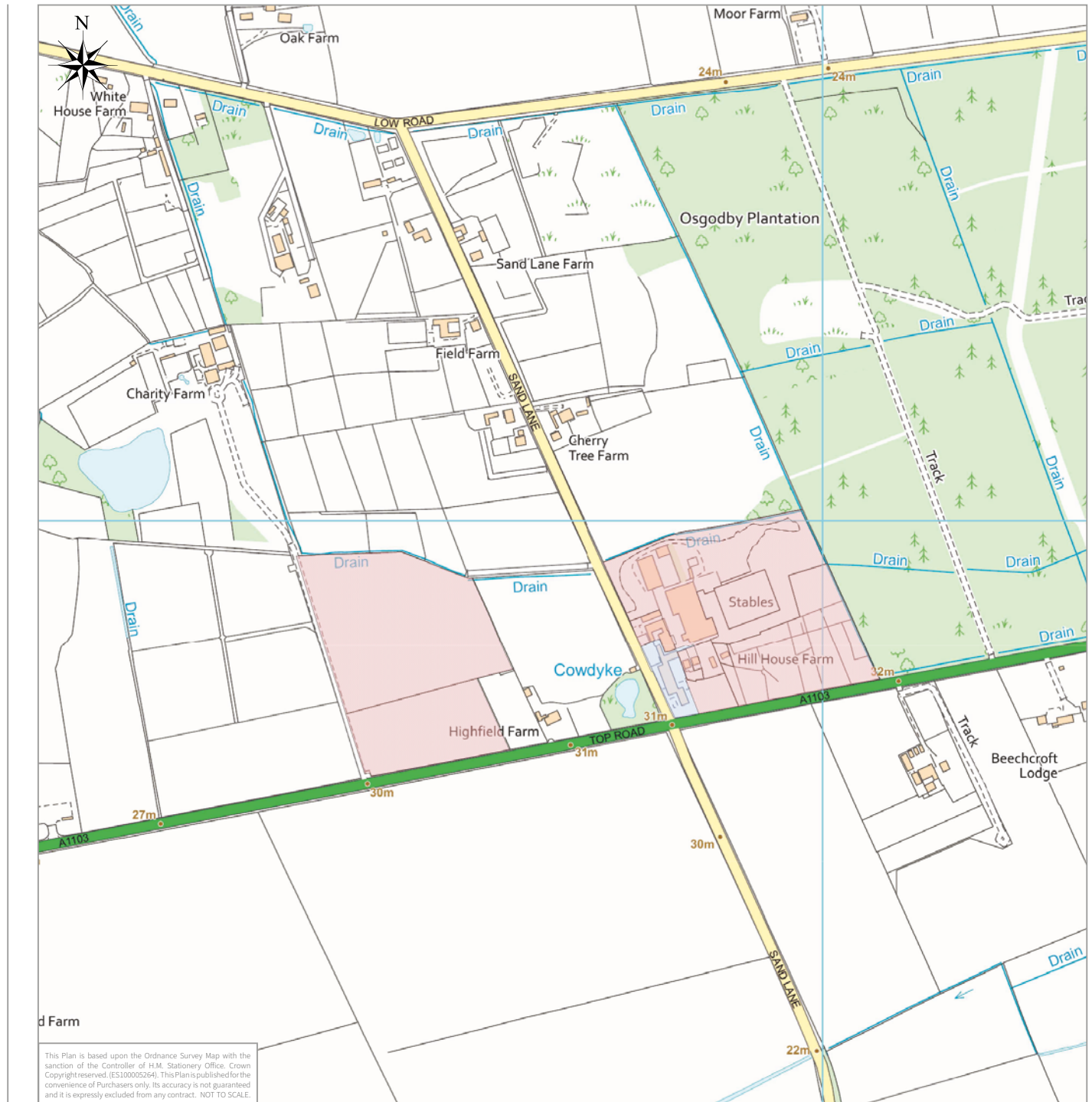
Hill House Care Home has an energy performance rating of a D.

LOCAL PLANNING AUTHORITY

West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, Lincolnshire, DN21 2NA.

VAT

Should any sale of the property or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the buyer in addition to the contract price.





ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the most recent Anti Money Laundering Legislation, the buyer will be required to provide proof of identity and address to the sellers' agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars of sale, schedule or interpretation, the matter will be referred to an arbitrator to be appointed by the sellers' agent.

BOUNDARIES

The buyer shall be deemed to have full knowledge of all boundaries and neither the sellers, nor the sellers' agent, will be responsible for defining the boundaries nor their ownership.

PLANS AND AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

HEALTH AND SAFETY

Hill House is an active equestrian property and therefore viewers should be careful and vigilant whilst on the holding. Neither the sellers nor the sellers' agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

VIEWINGS

Viewings of the property will be by appointment only. Interested parties are advised to register their interest with the sellers' agent to enable access to the property.

SELLERS' AGENT

Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH

Kirsten Wright – Senior Associate (Land Agency)

01522 457151 | 07775 031701 | kirsten.wright@brown-co.com

William Gaunt – Associate (Commercial)

01522 504322 | 07919 694235 | William.gaunt@brown-co.com

SELLERS' SOLICITOR

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham, NG2 1BJ

Contact: Mark Lewis



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