



Stable Fields

Upton Bishop, Ross-on-Wye Herefordshire, HR9 7UL

An excellent opportunity to acquire an equestrian package with timber stable building, concrete horse walker and ring-fenced parcel of grazing paddocks offering excellent equestrian, agricultural and rural enterprise appeal.

- Superb location and position within open countryside •
- Stable building with six stables •
- Concrete horse walker • Two ring-fenced grazing paddocks •
- In all approximately 4.37 acres (1.77 ha) •



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Stable Fields offers an excellent opportunity to acquire a small-scale equestrian property with stable building positioned within a ringfenced parcel of land comprising two excellent extensive paddocks of grazing pasture.

The property has excellent equestrian, agricultural and rural enterprise appeal as it comprises a timber stable building, concrete exercise ring and two level to gently sloping ring-fenced extensive paddocks of permanent pasture, all capable of being grazed or mown for fodder.

Bromsash - 1.9 miles
Ross-On-Wye - 3 miles
Newent - 4.4 miles
Hereford - 12 miles
Monmouth - 12 miles

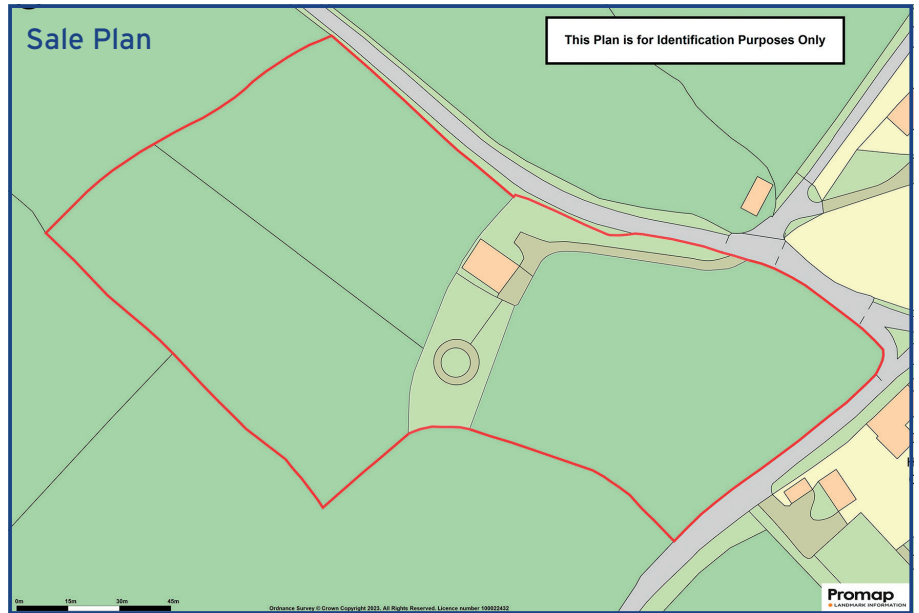
Location & Situation

Stable Fields enjoys an excellent location set within the rural village of Upton Bishop a short distance south of St John the Baptist's Church between the settlements of Upton Bishop and Upton Crews, a short distance north of the town of Ross-on-Wye.

Description

Stables Fields offers a desirable equestrian package comprising a timber framed stable building featuring six stables and feed store to the rear with an adjacent concreted exercise ring and two ring-fenced extensive paddocks which could be subdivided further, extending in total to approximately 4.37 acres (1.77 ha). The stables themselves are in need of some maintenance but could provide for a range of potential possible uses (subject to gaining the necessary planning consents).

The land extends across two rectangular shaped level to gently sloping extensive paddocks which could be subdivided further providing good grazing and is all capable of being mown for fodder.



Access is direct from the roadside via a field gate directly from the public highway located on the north-east side of the property.

In all the property extends to approximately 4.37 acres (1.77 ha).

Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

Services

Mains water is connected. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities companies in respect to services.

Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling

Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. No vehicles are permitted to be taken onto the land.

Directions

From the M50 J4 (A449) Traveller's Rest Roundabout take the B4221 east towards Upton Bishop and Upton Crews for 1.8 miles. At the fork take the left turn signposted Dymock, Kempley and follow signs for St John The Baptist Church. Continue north-east.

After 0.5 miles take the right-hand turn. After a short distance the Church will be on your left-hand side. Continue on for approximately 400 metres and the property will be on the right hand side.



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