



**Lakesbridge Stables, 7.9 acres of Equestrian Paddocks, Stables & Amenity Land
at Kinnersley, Hereford HR3 6QD**

Offers Over £230,000

01562 820880

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7.90 acres



SPECIFICATION

- 7.9 Acres of Equestrian/Amenity Land
- Mains Water
- 2 Stables and further Tack Room
- 2 x Hay Barn/Field Shelter
- Field Shelter
- Lake and Amenity Land

DESCRIPTION

The land is situated within the village of Kinnersley, Hereford and backs onto the grounds of Kinnersley Castle extending 7.9 acres of well maintained, flat pasture and amenity land. This sale is a rare opportunity to purchase a beautiful block of land in Kinnersley, Hereford.

THE LAND

Benefitting from superb access onto the main road, the land is split into useful 3 large paddocks with a further two 'holding pens' or day paddocks. The paddocks are split by well-maintained post and rail fencing with horse netting, with the south west boundary bordered by Lakesbridge Spinney.

The previous owners have created a haven at Lakesbridge Stables which attracts a variety of wildlife, and have built a lake in recent years which adds to the amenity of the paddocks whilst not impacting on the land.

The site also benefits from extensive hard standing for the parking of horse boxes, trailers etc.

BUILDINGS & STABLING

The property benefits from a number of stabling options and consists of, a dual stable block on a concrete pad with a small kitchen area/tack room. 2 x Pole barns that can be used as either stabling and or hay/straw storage and a further field shelter.

VIEWING

At any reasonable daylight hours with a copy of these particulars to hand.

BASIC PAYMENT SCHEME

The land has not been claimed for under the Basic Payment Scheme.

COUNTRYSIDE STEWARDSHIP

There is no Countryside Stewardship agreement in place.

TIMBER, MINERAL & SPORTING RIGHTS

All standing timber is included in the sale.

All mining and mineral rights are included in the sale.

The Sporting rights are included with the sale of the land.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and roads and neither the vendor nor the agent will be responsible for defining the ownership.



PLANNING

The Hereford Council document the land as having the following Planning Applications affiliated with it:

Application Ref	Description	Decision & Date
N101111/F	Change of use of field from agricultural to equestrian. The erection of stables and tack room. Re-cladding of existing barn with change of use from agricultural to equestrian store. Mobile field shelter.	Approved with Conditions 13 th September 2010
DCN081032/O	Site for heavy goods vehicle maintenance and repair depot.	Refused 23 rd June 2008
DCN990018/F	Create new visibility splay at access to field.	Approved with Conditions 17 th January 2000

PLANS, AREAS AND SCHEDULES

These are based on the more recent Ordnance Survey ProMap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied himself as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

SERVICES

Mains water is connected to the land and there is also a natural water supply. The current owner has erected solar panels on top of the stables to which they draw a power supply from, however these are not included in the sale.

METHOD OF SALE

The land is to be offered for sale via Private Treaty.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

FIELD FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with vacant possession upon completion.

Further Information

For additional information please contact Charlotte Hurley at our Kidderminster office on 01562 820880

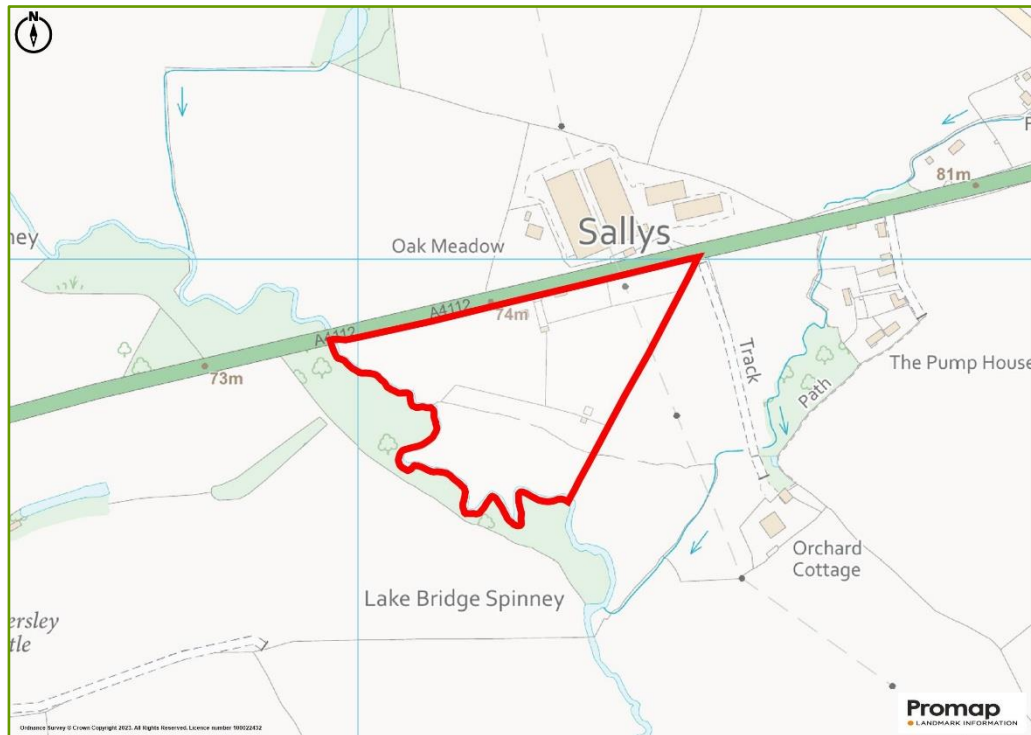
Email: churley@halls.gb.com

Mobile: 07983 271543



FOR SALE

7.9 Acres of Equestrian Paddocks and Amenity land at Kinnersley, Hereford HR3 6QD



DIRECTIONS

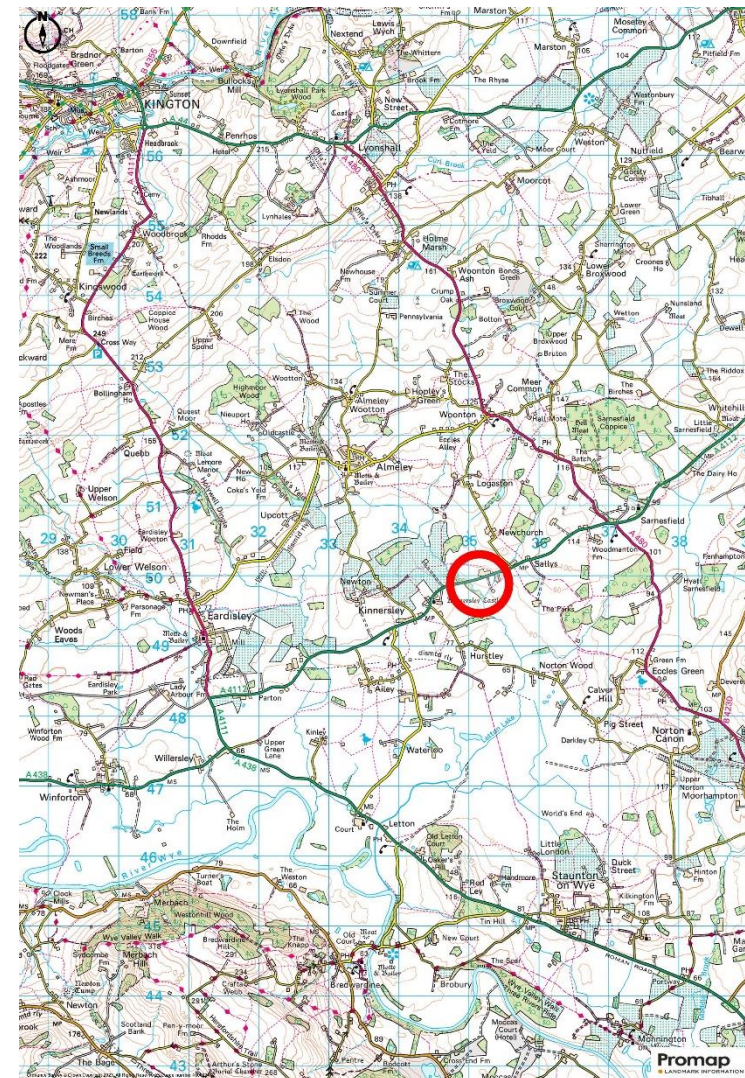
From the nearest town of Leominster, take the A44 out of Leominster towards Weobley, at the first roundabout continue onto the A4112, follow this road for 6.7 miles and the land is located on the left just before the turning for Kinnersley Castle. From Hereford, take the A438 North west out of Hereford and turn right after 2.3 miles onto the A480 after the Hereford Garden Centre. Continue on the A480 for 9.6 miles and then at the T-junction turn left onto the A4112. Continue on this road for 1.4 miles and the property will be on the left.



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