



**APPROX. 7.89 ACRES (3.19HA) PASTURE LAND & BUILDINGS**  
**Lake Bridge Stables, Kinnersley, Herefordshire, HR3 6QD**



## **APPROX. 7.89 ACRES (3.19HA) PASTURE LAND & BUILDINGS**

### **Lake Bridge Stables, Kinnersley, Herefordshire, HR3 6QD**

**Guide Price: £250,000**



**An excellent opportunity to acquire an amenity parcel of pasture land extending in total to 7.89 acres (3.19 hectares), with stable block and roadside access.**

- 7.45 acres (3.02ha) Pasture
- Level pasture
- Mains water connected
- Picturesque wildlife pond
- Stable block, shed and field shelters
- Suitable for equine use

**FOR SALE BY PRIVATE TREATY**

**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008**

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

**Our Ref: JN/J193. Photographs taken September 2018**

## LOCATION

The land is situated approximately 1 mile outside the village of Kinnersley on the A4112, approximately 10 miles south-west of Leominster and 12 miles north-west of Hereford. The land is within close proximity to Kinnersley Castle and provides both a scenic and secluded parcel of amenity land suitable for a variety of uses.

## THE LAND

The land provides predominantly level pasture which has been well-fenced and split into approximately six enclosures. The property has road frontage and is accessed off the A4112.

Located on the land is a decent sized timber constructed stable block on a concrete base, a timber constructed barn and several field shelters. The current owners have also created a picturesque wildlife pond.

## DIRECTIONS

From Leominster, head south-west on the A44 and then A4412 towards Dilwyn, Weobley and Sarnsfield. On leaving the village of Sarnsfield, continue south-west heading towards Kinnersley and after approximately 1.3 miles, the land will be found on the left-hand side.

## SERVICES

Mains water connection.

## SPORTING, TIMBER & MINERAL RIGHTS

Insofar as they are owned, these are included in the sale.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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

## TENURE AND POSSESSION

The property is offered for sale with vacant possession upon completion.

## VIEWINGS

By prior appointment during reasonable daylight hours and on foot with a copy of these particulars to hand.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## LOCAL AUTHORITY

Herefordshire Council

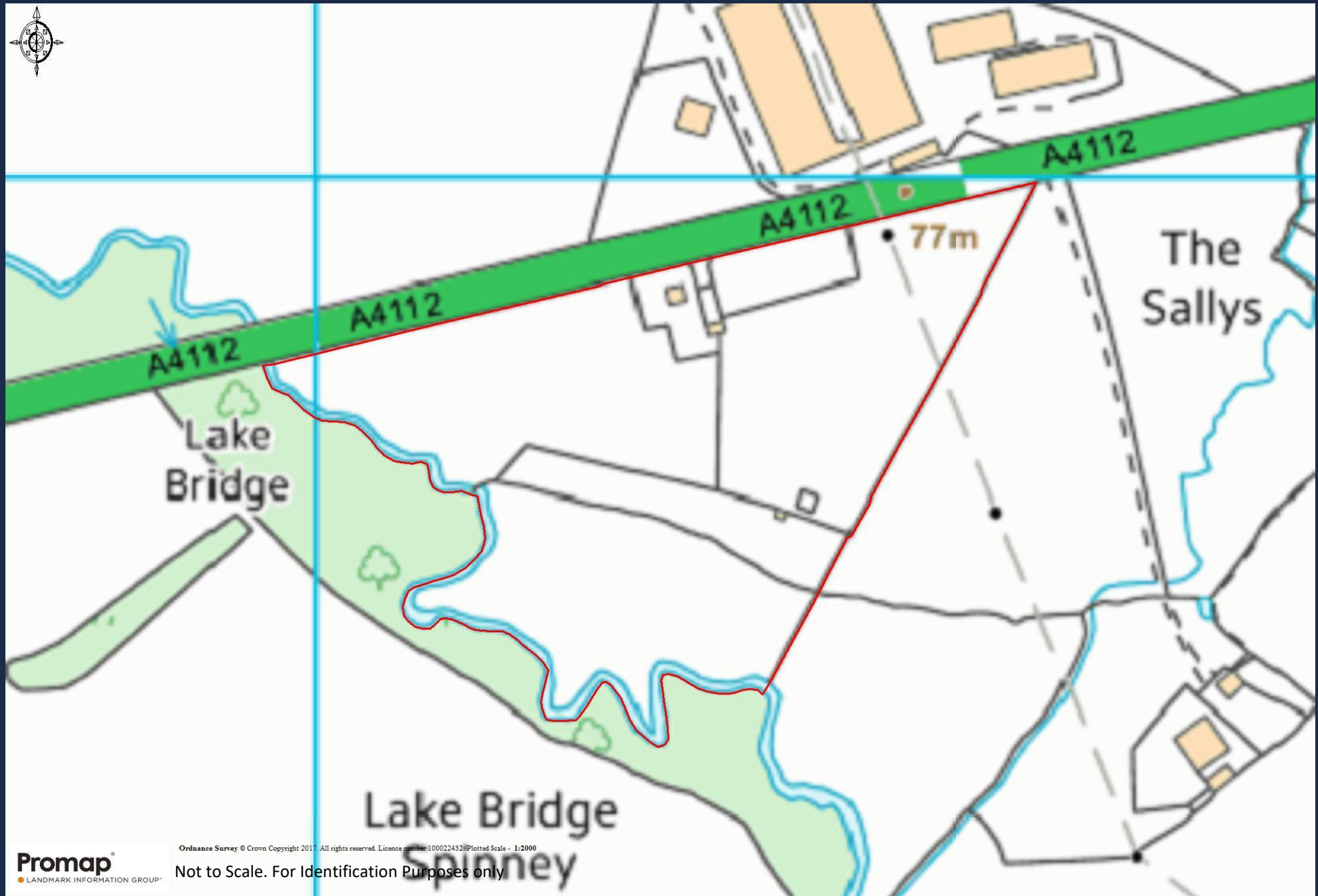


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Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR. Tel: 01746 762666

RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

[www.nockdeightonagricultural.co.uk](http://www.nockdeightonagricultural.co.uk)



**Promap**  
LANDMARK INFORMATION GROUP

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Not to Scale. For Identification Purposes only

Lake Bridge  
Spinney



**NOCK DEIGHTON AGRICULTURAL LLP** Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR  
Tel: 01746 762666 Fax: 01746 767475 email: [enquiries@nockdeighton.co.uk](mailto:enquiries@nockdeighton.co.uk) [www.nockdeightonagricultural.co.uk](http://www.nockdeightonagricultural.co.uk)

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