



STONEY STABLES

MADLEY | HEREFORD



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A FANTASTIC DEVELOPMENT AND EQUESTRIAN OPPORTUNITY TO ACQUIRE A 7.72 ACRE EQUESTRIAN SMALLHOLDING WITH PASTURELAND, YARD AREA AND STEEL PORTAL FRAMED BUILDING WITH PLANNING CONSENT FOR CONVERSION TO PROVIDE A TWO PERSON RESIDENCE AND TWO HOLIDAY ACCOMMODATION APPARTMENTS.

The property is positioned on the edge of the popular Herefordshire village of Madley close to the B4352 offering accessibility to the B4349, A438, A465 and A49.

- Superb location and position within the settlement of Madley •
 - Rural location and private position •
- Five bay steel portal framed building with Implemented planning consent for conversion to a two-bedroom residence and two holiday let units •
 - Five level paddocks of permanent pasture •
 - Services connected •
- Extending in total to approximately 7.72 acres (3.12 hectares) •

DISTANCES

Hereford 6.8 miles • Ross-on-Wye 19.6 miles
Monmouth 19.9 miles • Abergavenny 21 miles

Gloucester 36 miles • Cardiff 51 miles
Bristol 68 miles • London 151 miles

Hereford Railway Station 7.3 miles
Abergavenny Railway Station 22 miles

Bristol Parkway Station 64 miles

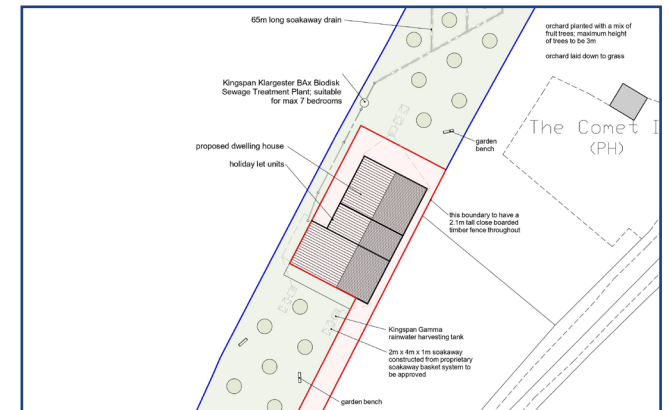
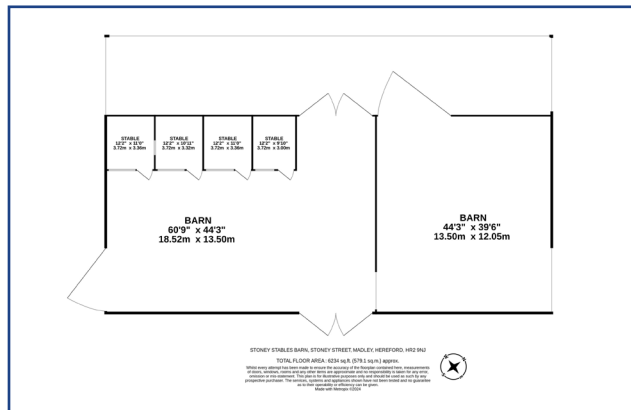
Cardiff Airport 67 miles

Bristol Airport 73 miles

London Heathrow Airport 137 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Positioned adjacent to the public highway called Stone Street within the popular rural Herefordshire village of Madley, the property benefits from a high degree of privacy in a tranquil setting with countryside views.

The village of Madley offers an excellent range of local amenities including Madley Primary School, Madley Tennis Club, Madley Parish Church, Madley Village Hall, The Stables Café, The Cornet Inn and a Londis with Post Office.

The cathedral city of Hereford is just 6.8 miles to the east and boasts an excellent range of state and private primary and secondary schools and colleges including the renowned Hereford Cathedral School, Bishop of Hereford's Bluecoat School, The Steiner Academy Hereford and The Herefordshire and Ludlow College. Hereford offers a range of traditional shops and businesses and also offers the recently developed Old Market offering an extensive range of well-known shops, bars and restaurants and cinemas. For sport lovers Hereford is home to Hereford Rugby Club, Hereford Rowing Club, Hereford Racecourse and Hereford FC Football Club (previously Hereford United) who play at Edgar Street.

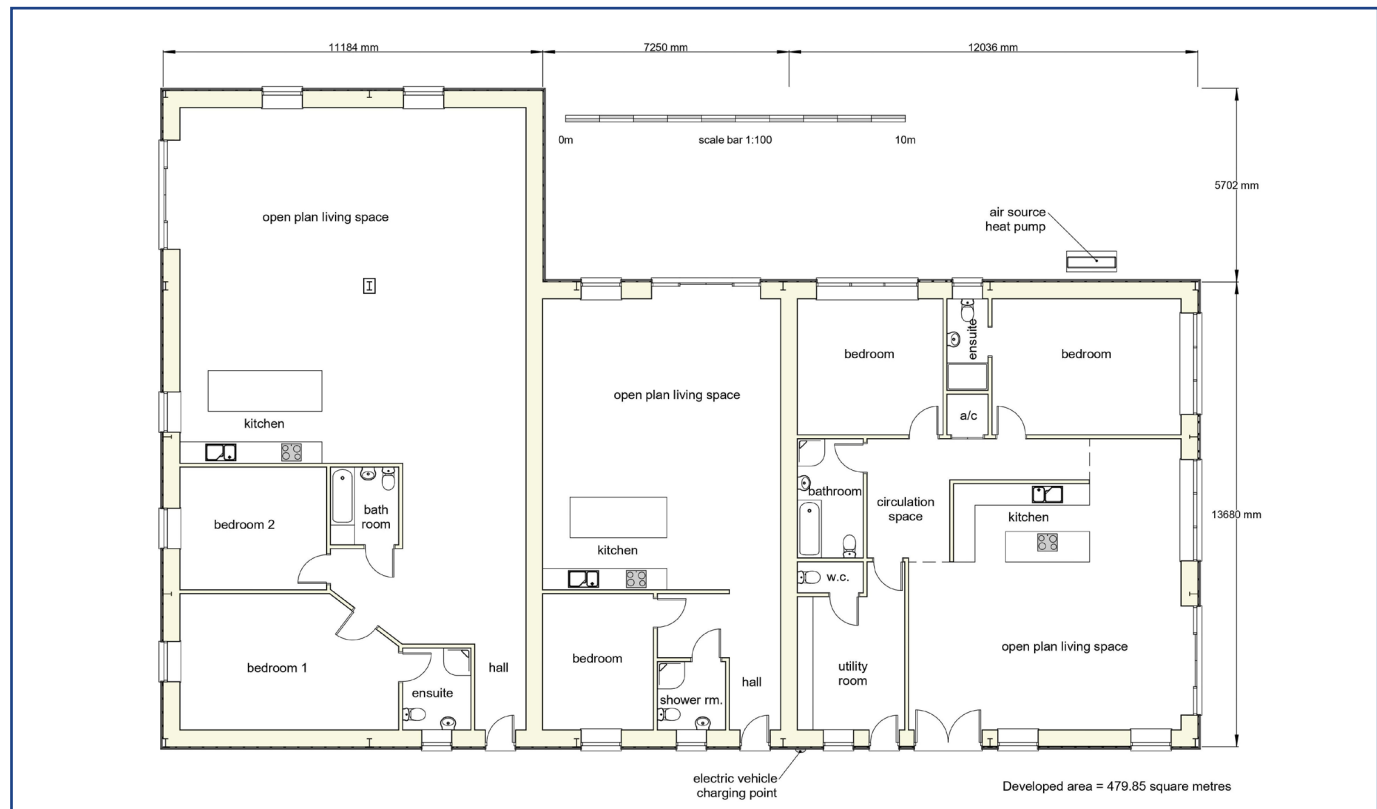
DESCRIPTION

Stoney Stables offers a 7.72 acre equestrian smallholding with yard and steel portal framed building with implemented planning consent for conversion to provide a two bedroom residence and two holiday accommodation units located in a popular location and benefitting from fantastic road links close to the B4352, which connects directly to the A465 to the east and the A438 to the north. The property provides excellent appeal to purchasers looking for a small-scale development opportunity or an equestrian property appealing to anyone with development, equestrian, lifestyle and rural enterprise interests.

The property is accessed by a short section of drive on the western side of the public highway known as Stoney Street. The majority of the land is set over two extensive field enclosures south-west of the track. A gated entrance then provides access to the yard area with fenced off rectangular paddock and the building which is a five bay steel portal framed general purpose building with concrete floor. A track is positioned on the south-west side of the building and extends past the building providing access to two further rectangular paddocks. Positioned on the north-eastern side of the building is a temporary mobile home.

The property is connected to mains water and electricity. Foul drainage is to a bio digester which has capacity for eight people.

The land itself is set over three separate level compartments, all with post and rail fencing, providing an equestrian feel. The primary compartment is positioned south-west of the entrance drive and is two extensive field enclosures of permanent pasture with water extending to approximately 6.5 acres. The small rectangular paddock before the building extends to approximately 0.12 acre and the two rectangular paddocks beyond the mobile home extend to approximately 0.6 acre. The land is all capable of being grazed or mown for fodder and extends in total to 7.72 acres (3.12 hectares).



PLANNING INFORMATION

Planning consent has been achieved under Planning Application Reference P204415/F (204415) dated 10th July 2021 for "Change of use of a redundant farm building to two holiday lets and one dwelling place". The approved consent will provide a dwelling featuring a utility, cloak room with wc, central hallway, open plan kitchen/dining and sitting room, family bathroom and two double bedrooms (one with an ensuite). The consent also provides two holiday lets. The first holiday let will feature a hallway, open plan kitchen/dining and sitting room, shower room with wc and a double bedroom. The second holiday let will feature a hallway, open plan kitchen/dining and sitting room, family bathroom and two double bedrooms (one with an ensuite). The vendors have undertaken engineering works on the driveway which has implemented the consent.

A copy of the Planning Consent Decision Notice is available from Powells on request, or available for download on Herefordshire Council's Planning Application Search portal using the above planning application reference.

KEY INFORMATION

Services: The property benefits from mains water and mains electricity. Private drainage is to a bio digester.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Herefordshire Council. Telephone 01432 260000.


Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars. A fully fenced Public Right of Way crosses the property, following the entrance track from Stoney Street in a north-western direction.

Sale Method: The property is offered for sale by Private Treaty.

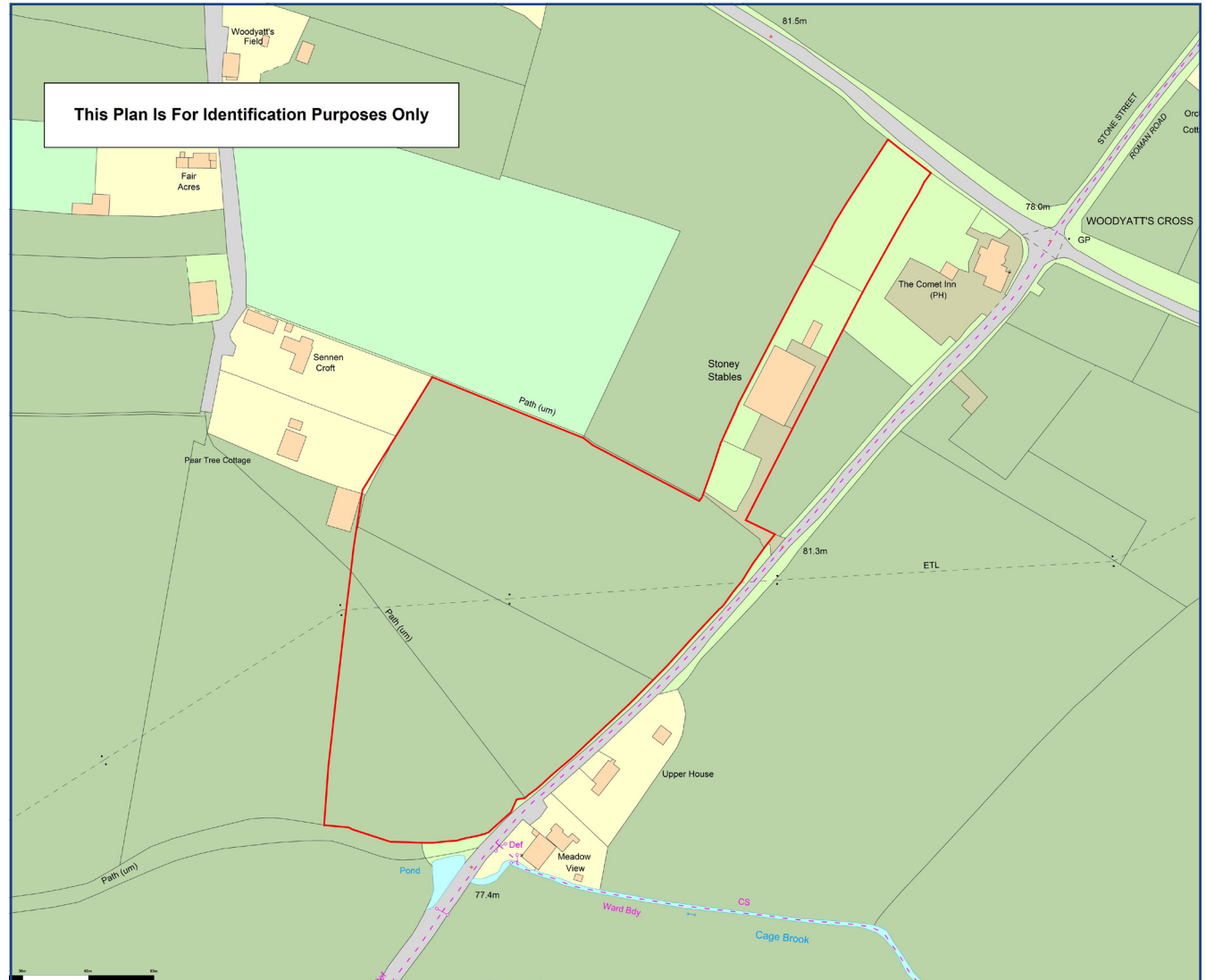
Viewings: Strictly by appointment with Powells – 01600 714140.

Directions: From Hereford proceed on the A465 Belmont Road heading west. At the Belmont roundabout take the second exit remaining on the A465. Proceed straight for 0.8 miles then turn right onto the B4349 signposted Clehonger, Madley, Kingstone, Hay. Continue straight on the B4349 for 2 miles, passing the village of Clehonger where the road turns into the B4352. Proceed on the B4352 for 1.6 miles then at the crossroads turn left (before the Comet Inn) onto Stone Street. Stoney Stables will be the next property on the right-hand side.

Please note the Post Code will not take you to the exact address.

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Planning Consent: Planning consent was secured on the site by Land Research & Planning Associates Ltd. Technical Design and architectural work undertaken by Stewart Mumford Architectural Consulting Ltd.



Powells

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