





## SITUATION

Bromyard 6 miles, Malvern 6.5 miles, Ledbury 9.5 miles, Worcester 12 miles, Hereford 17 miles.

International airports: Birmingham Airport 56 miles.

Mainline Train Services: Ledbury, Malvern, Worcester, Hereford.

Marsh Meadow Farm Situated to the west of the historic town of Malvern and enjoys an attractive rural location with far reaching views towards the Black Mountains and the Malvern's. The smallholding benefits from excellent communication links with the nearby M50 and M5 motorway networks. The Cathedral City of Worcester lies to the North with the Cathedral City of Hereford to the South.

- Modern Agricultural Barn 7,000 sq ft
- Range of Sheds
- Solar Panels

Set in about 11.8 acres of Pastureland.

Local, Sporting & Recreational The thriving village of Bishops Cleeve offers public house, village hall and a good range of shops and services, with the market town of Bromyard offers a further range of shops, supermarkets, doctor's surgery, library, theatre, restaurants and traditional pubs. More extensive shopping, leisure and cultural facilities are available in Hereford, Ledbury, Malvern & Worcester. The area offers a wide range of outdoor sports and activities, with Frome Valley, Bromyard Downs, Brockhampton Estate and The Malverns all accessible. The area also has strong equestrian interests with good network of bridleways. Racing is Hereford, Ludlow, Worcester, Cheltenham & Chepstow with cross country courses at Upper Sapey & Lincombe. The Three Counties Showground and Hartpury Equestrian College are within easy driving.





## MARSH MEADOW FARM

Private agricultural smallholding is situated just off Bromyard Road and entered via 2 double gates along a stoned track. The modern part timber clad barn is built to high specification with concreted floor throughout, with steel box steel roofing. The large yard offers parking for several vehicles

The pastureland perimeter fence is hedge with stocking fencing on parts and gently slopes away.

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Council Tax: A

**Local Authority** Herefordshire Council. Tel: 01432 26000

**Land** Land can only be used for Agriculture.

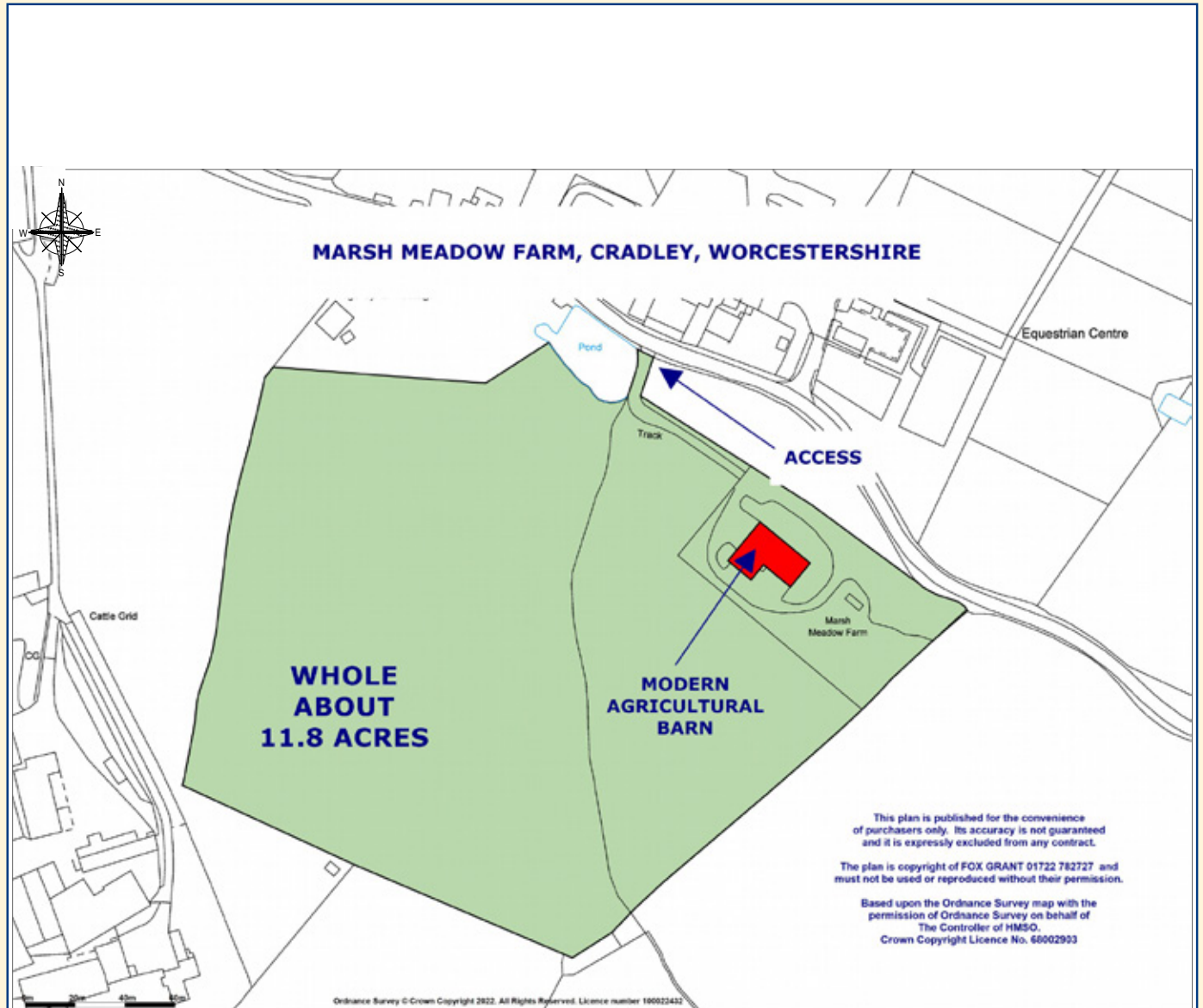
**Rights Of Way** Marsh Meadow is access via track owned by neighbour and has legal right of access.

**Services** 3Kw Victron solar system, mains water & septic tank drainage.

**Fixtures & Fittings** Unless mentioned specifically by separate negotiation.

**Photography** Jackie Hancock Photography

**Date** February 2022





## VIEWINGS

Strictly by appointment 01432 367802 or email [liz@foxgrant.com](mailto:liz@foxgrant.com). These are on specific days set by the vendor and agent.



Liz Langford



William  
Fox Grant

**Fox**Grant

## MARSH MEADOW FARM WR13 5JW

## DIRECTIONS

Postcode: **WR13 JW**

From Worcester proceed south west out on the A4130 signposted Hereford after about 6 miles turn right on to the B4220 to Bromyard. Proceed along for about 1.5 miles and the entrance to the property will be found on left hand-side as denoted by the "Marsh Meadow Farm" sign.

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COUNTRY  
& VILLAGE

FARMS, LAND &  
SMALLHOLDINGS

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