



BODENHAM LAND. MUCH MARCLE, LEDBURY, HEREFORDSHIRE
Equestrian Facilities in accessible rural location.

SITUATION

Ledbury 6 miles, Ross-on-Wye 7.5 miles, Newent 17 miles, Hereford 17.5 miles, Gloucester 18 miles.

Road Links: M50 (jct 3) 6 miles.

International airports: Birmingham Airport 65 miles.

Mainline Train Services: Hereford & Ledbury

Bodenham Land is situated to the east of the desirable village of Much Marcle and enjoys an attractive location with far reaching views across Dymock Woods. The property benefits from excellent communication links with the nearby M50 motorway network.

Range of 6 stables including foaling boxes.

20m x 60m Charles Britton Arena, requiring attention.

Hay store and 2 large timber field shelters.

Local, Sporting & Recreational The surrounding area provides a wealth of sporting and recreational opportunities, with both the Royal Forest of Dean and the Malvern Hills within easy drive. Excellent walking and cycling opportunities abound from the property with good out riding. Horse Racing is at Hereford, Ludlow, Worcester, Chepstow and Cheltenham. Local Hunts include the Ledbury Hunt & The Ross Harriers. Local equestrian centres within easy driving distance include Bromyard Equestrian, David Broome Centre, Hartpury, Hillview, Stourport Riding Centre, Three Counties Show Ground and Upper Sapey.



LAND AT BODENHAM

The property is approached by a private drive that leads off to the right into the yard. There is gated entrance with the hay store directly to the side, with the "L" shape stable yard to the rear. There is a range of boxes including foaling boxes situated around the concrete yard. The Charles Britton 20m x 60m arena is to the rear of the stables and needs some attention. The land is gently sloping and divided into smaller paddocks with post and rail fencing. There are two large field shelters in the paddock nearest the yard.

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.
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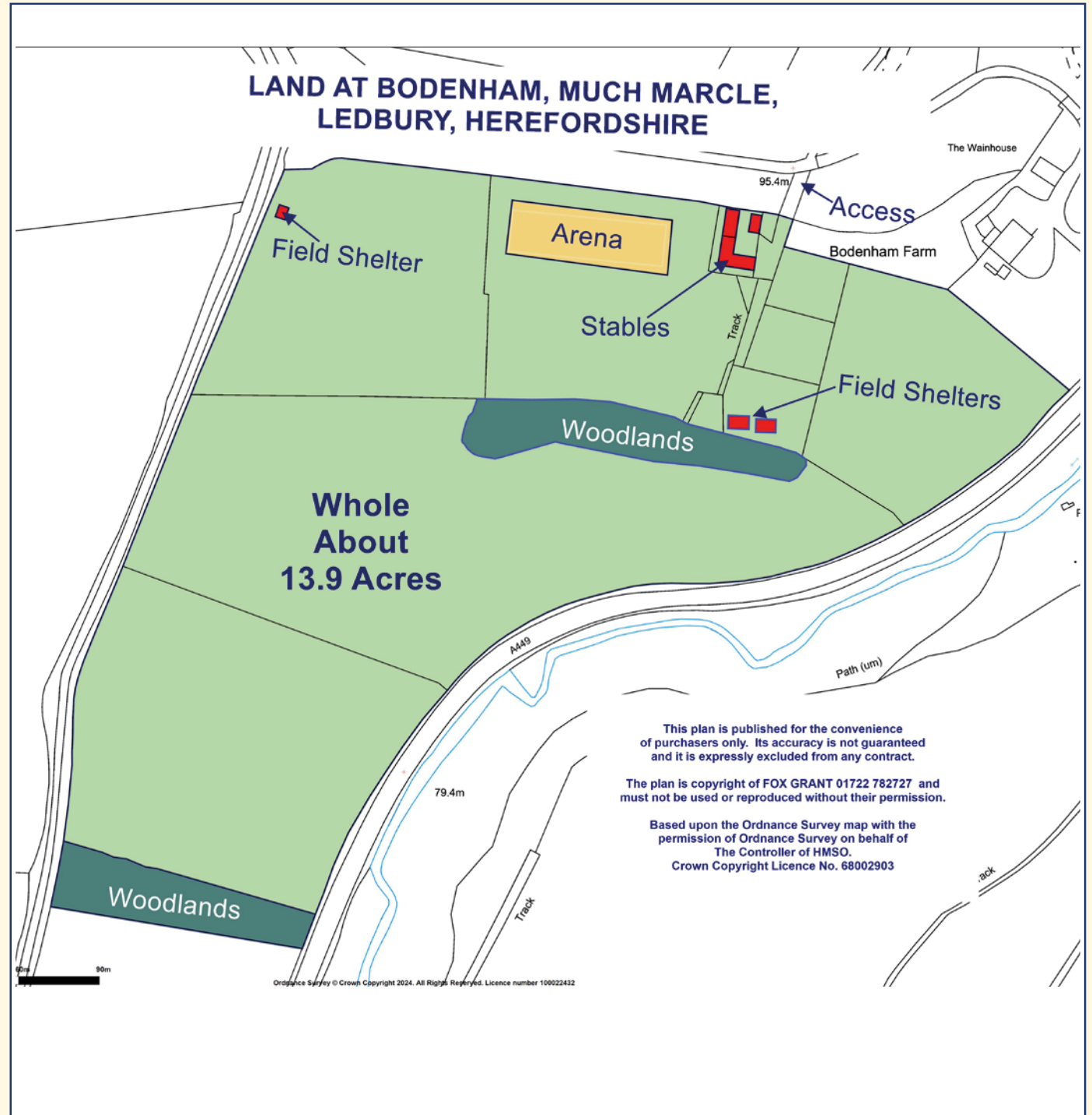
LOCAL AUTHORITY: Herefordshire Council 01432 260000

SERVICES Mains water (metered) is connected, this currently also supplies the adjacent house & yard which they pay for. No electric connected, but poles do run along the Eastern boundary. No drainage.

ACCESS The land has a right of access over the neighbours private lane/driveway. Subject to the necessary permissions, it would be possible to create your own private access off the council adopted lane if required.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

TENURE Freehold with vacant position



VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact Liz Langford for further details or email liz@foxgrant.com



Liz Langford



William Fox Grant



foxgrant.com

Fox Grant

**LAND AT BODENHAM
HR8 2NJ**

DIRECTIONS

Postcode: **HR8 2NJ**

From Ledbury take the A449 for Ross-on-Wye and upon entering Much Marcle, just after the garage turn right. Proceed up this lane passing Weston Cider to the top of the hill, take the left turn for Yatton and Ross. Follow the lane for 0.6 miles where you will then see, on the left, a gate-way with post & rail fencing either side. Turn down this track through the avenue of trees and at the bottom turn right into the yard.

WHAT3WORDS [///nightfall.blanks.clouds](http://nightfall.blanks.clouds)

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