



Land and Stables Roberts End, Hanley Swan, WR8 0DN

Offers Over £140,000

This is a rare opportunity to purchase 9.26 acres of enclosed paddocks and independent stable block on the edge of the sought after village of Hanley Swan. The land is situated towards the East end of the village and is accessible from the main road. It comprises a twin gated entrance area, stables and separate garage with space around, a small and a large paddock. The stable block has three stables, an internal store and a tack room. The building was reroofed and guttered four years ago, has two mains water taps and independent electricity (meter needs reinstalling) with lighting and power points. The land offers excellent potential for a small holding, independent equestrian or ecological uses.



Land and Stables, Roberts End, Hanley Swan, WR8 0DN

DESCRIPTION

This is a rare opportunity to purchase 9.26 acres of enclosed, fenced and serviced land in a lovely edge of village setting with great access to local bridleways nearby. The land has access from B4209 which passes through the village toward Upton upon Severn or The Three Counties Showground and Malvern. The land is divided with a gated pull in area, track giving access into two separate paddocks/fields (one small and one large). The first smaller paddock can be access from the track and has a further gate at the far end into the larger paddock. The second paddock is accessed from the track, has a seasonal watering hole in one corner and a more recent wildlife pool created during the last ten years.

The stable block has three stables, an internal store and a tack room. The building was reroofed and guttered four years ago, has two mains water taps and independent electricity (a meter will need to be reinstalled) with lighting and power points.

The land offers excellent potential for a small holding, independent equestrian or ecological uses with excellent access from the main road and its own independent mains water and electricity (meter needed) sources.

SITUATION

The land is situated in a delightful rural setting on the outskirts of Hanley Swan. The surrounding countryside is characterised by traditional farms, cottages, footpaths and bridleways, and is renowned for its scenic and unspoiled rural appeal. It is well placed for access to Malvern, Upton upon Severn, Worcester, the motorway and rail networks.

LOCATION

It is positioned approximately three miles from Malvern and three miles from Upton upon Severn on the B4209

Malvern 3 miles

Worcester 8 miles

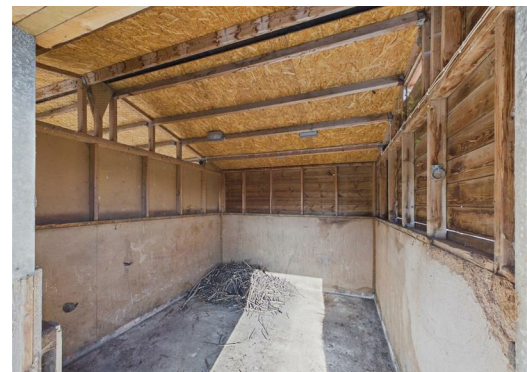
Ledbury 10 miles

Hereford 22 miles

Cheltenham 20 miles

ACCESS

Access to the property is via double gated entrance way from the B4209.



HANLEY SWAN

Hanley Swan is a traditional quintessentially English village centred around a village green. There are good facilities within the village including the highly regarded Swan Inn, Hanley Swan Village Store and Post Office., Primary School and active village hall. Great Malvern is just a short drive away and has a broad range of independent shops, a Waitrose supermarket, various restaurants, galleries and the famous Malvern Theatre. The larger centres of Cheltenham, Worcester and Birmingham are easily accessible by road and rail.

Recreation and Entertainment: The spectacular Malvern Hills are the backdrop to the property providing 3000 acres of hills and commons with an extensive network of footpaths and bridleways. The Three Counties Showground just up the road from the property hosts a wide variety of events, agricultural fairs, auctions, horse sales and family days. Cheltenham, renowned for horse racing and the Gold Cup in March, also hosts a range of cultural festivals including the annual Cheltenham Literature Festival.

EQUESTRIAN

The region is renowned for its significant equestrian industry. The Three Counties Show ground is just 2 miles away; Hartpury Equestrian College (22 miles) are host to a variety of national and international events. Racecourses are at Worcester, Hereford and Cheltenham. The land benefits from good out riding with access onto a network of bridleways

DIRECTIONS

From the crossroads in the centre of Hanley Swan with the duck pond on the left continue on the B4209 in the direction of Upton. The gated access can be found on the right hand side after approximately a mile just after The Willows.

WHAT THREE WORDS - alarm.flattered.smallest





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity and water are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151)

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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PROTECTED

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Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn