



**Land at Upper Stocks**  
Woonton, HR3 6QU

Andrew Grant

# Land at Upper Stocks

Wootton, HR3 6QU

Pasture land approaching four and a half acres with water troughs and development potential, with further land and country house available by separate negotiation.

- Approximately 4.25 acres of pasture land arranged into fenced paddocks with water troughs.
- Traditional agricultural barn offering potential for Class Q conversion, subject to structural repair and consents.
- Well suited to grazing or equestrian use with established field boundaries and shelters.
- Rural lane access serving the land and barn.
- Peaceful Herefordshire countryside location with further land and a country house available separately.

The land at Upper Stocks extends to approximately 4.25 acres and comprises a series of fenced paddocks supported by water troughs and simple field shelters. A traditional agricultural barn sits within the parcel and is understood to offer potential for Class Q conversion, subject to structural repair and the necessary planning consents. The land is well suited to grazing or equestrian use and is bordered by established hedgerows and mature trees, creating a practical and attractive rural setting. An additional nine acres and a substantial five bedroom country house with extensive outbuildings are available by separate negotiation.





## The land

This parcel is arranged as a series of defined paddocks, each enclosed by post and rail fencing and served by water troughs. Mature hedgerows form the boundaries, while a prominent established tree provides natural shelter within the field. Several simple field shelters are positioned to support livestock management and grazing use. The land is accessed from a quiet country lane and is well suited to equestrian or agricultural use, with open countryside surrounding the holding on all sides.





## Available by separate negotiation

Available separately, the wider holding includes approximately nine acres of adjoining land together with a substantial five bedroom country home. The property is accompanied by an extensive range of outbuildings including a large commercial barn, which is understood to offer potential for Class Q conversion subject to structural repair and the necessary consents. Additional buildings include an American barn, stables, kennels and a double garage, alongside wraparound gardens with ponds and a large tarmac parking area.



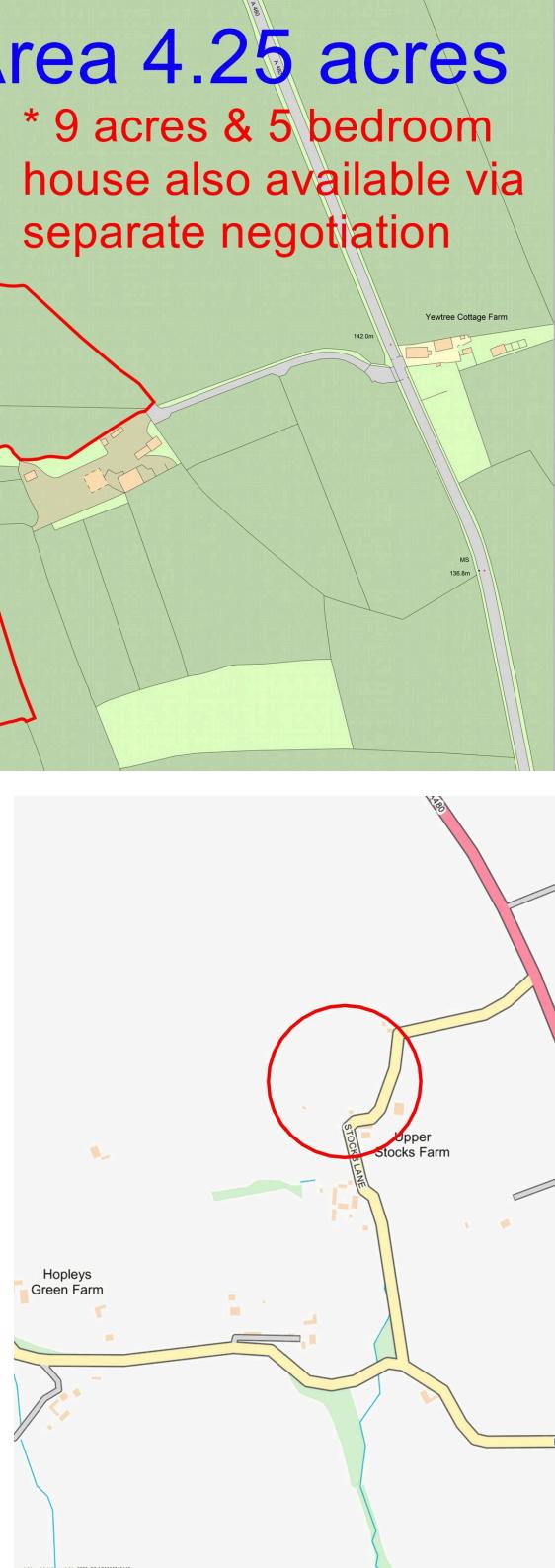
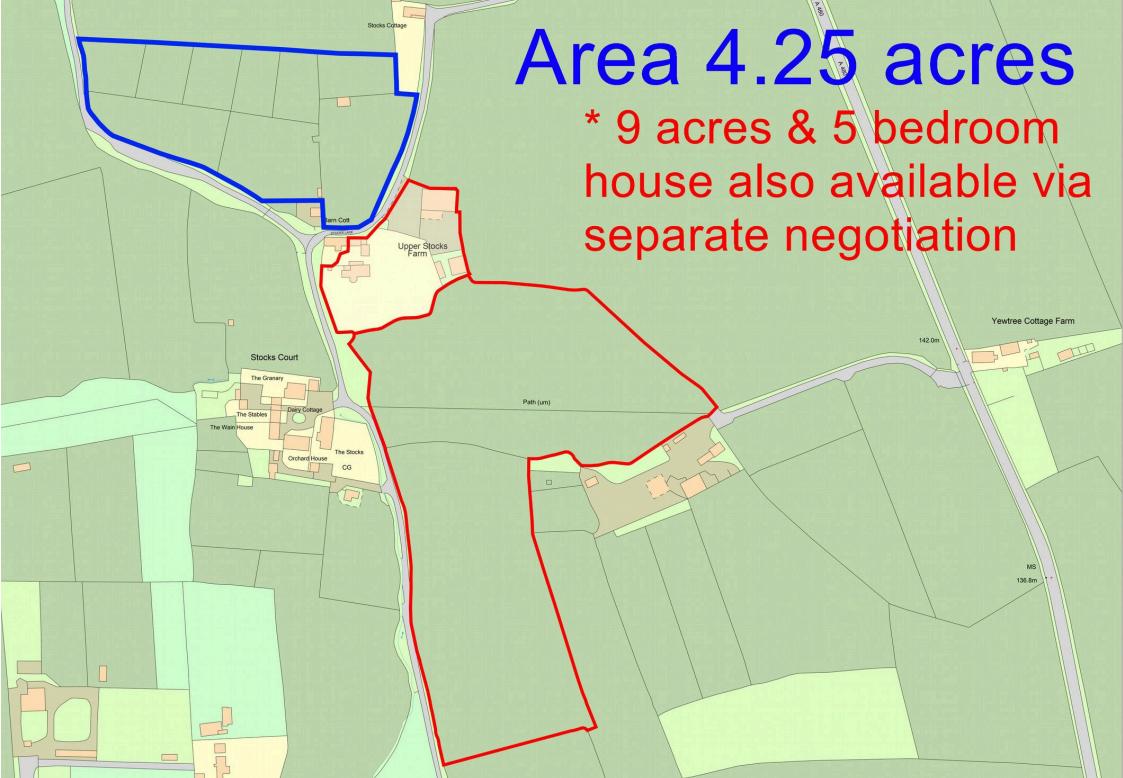
## Location

Upper Stocks is set within unspoilt Herefordshire countryside characterised by rolling farmland, hedgerows and mature woodland. The surrounding area is known for its quiet lanes and open rural landscape, offering an ideal setting for agricultural or equestrian use.

Nearby villages provide everyday amenities, while larger market towns offer a broader range of services, schooling and leisure facilities. The area is well regarded for outdoor pursuits including walking, riding and cycling, with bridleways and footpaths weaving through the countryside. Road links connect the area to Hereford, Leominster and surrounding centres, making this a practical rural location with accessible connections.

## Agent Note

An additional nine acres and a substantial five bedroom country house with extensive outbuildings are available by separate negotiation.





**Andrew Grant**

T. 01905 734734 E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)