



## Land at Ardens Grafton

Ardens Grafton, Alcester, B496DR

Andrew Grant

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## 3 Acres

An opportunity to acquire about three acres of land with wooden stables, fenced paddocks, hay and straw storage.

- A parcel of land extending to about three acres in a rural setting
- Three wooden stables with tack or feed space and hay and straw storage
- Fenced paddocks suitable for equestrian or livestock use and open pasture
- Parking area in front of the stables with access via a registered right of way over retained land.
- Situated near Ardens Grafton with connections to Alcester and surrounding towns

This landholding offers around three acres of gently sloping pasture with three wooden stables, hay and straw storage and secure, fenced paddocks. Parking is available in front of the buildings, while access to the land is via a legal right of way over neighbouring retained land. Well suited to equestrian use, smallholding or leisure, it enjoys an appealing position close to Ardens Grafton with links to local towns.





## The land

This rural parcel extends to roughly three acres of mainly pasture, presenting a blank canvas for equestrian, livestock or amenity use. Three wooden stables provide shelter and there is a separate area for hay and straw storage, making it practical for keeping horses or other animals.





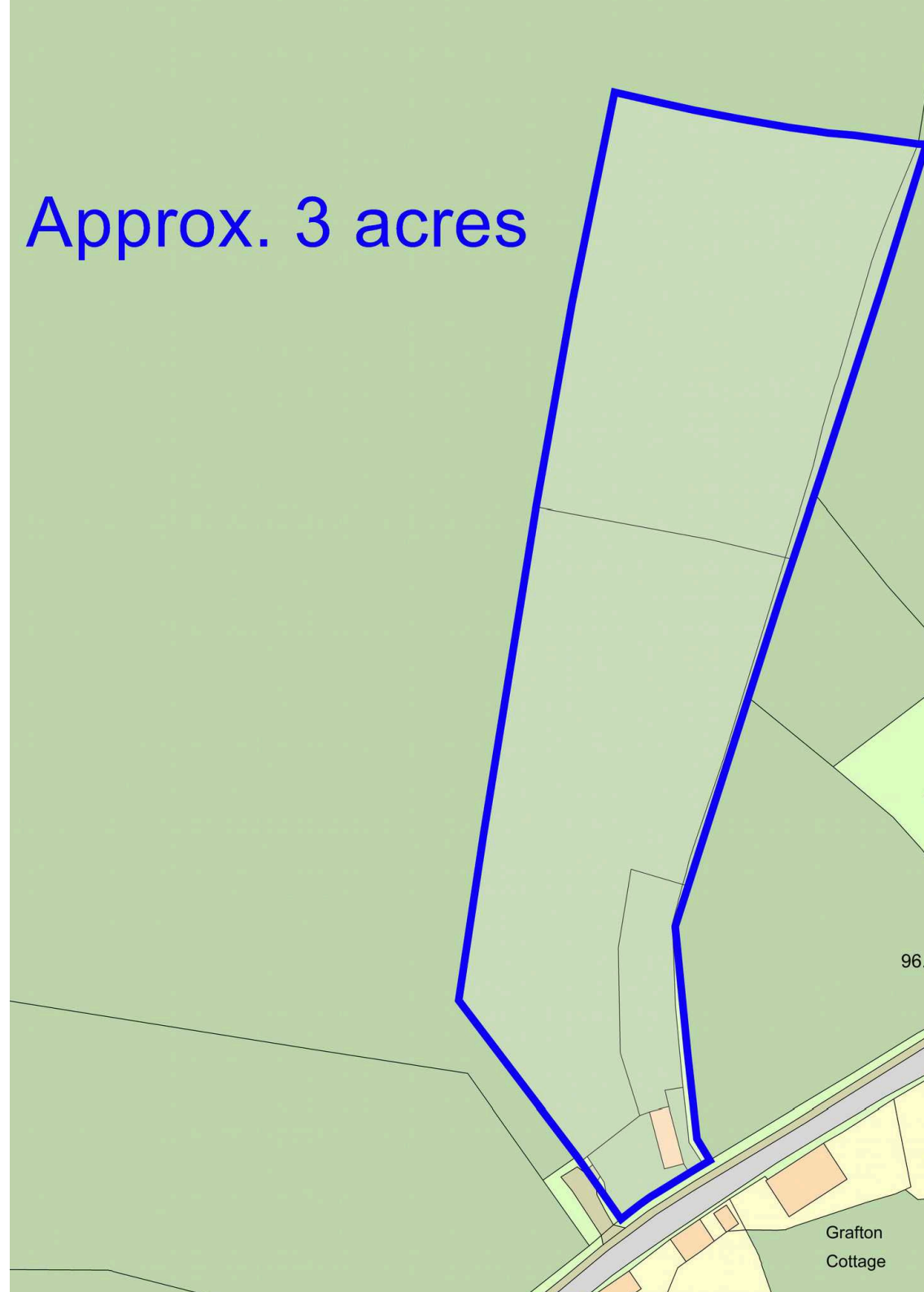
The land is divided into fenced paddocks that help manage grazing and stock. A parking area lies in front of the stables, while access is via a registered right of way over retained land. There are no dwellings included, but the open setting and versatile layout offer scope for a range of outdoor activities.

## Location

Ardens Grafton sits amid unspoilt countryside near the market town of Alcester. The wider area is known for its rolling farmland, villages and a relaxed pace of life, yet everyday amenities can be found in nearby Alcester and Stratford-upon-Avon. There are country pubs, shops and recreational facilities in surrounding villages, while road links give access to the A46, connecting to the national motorway network. Schools for all ages are available in the area and there are rail services from nearby towns. The location balances rural seclusion with convenience.

## Agent Note

Access to the land is via a legal right of way over neighbouring retained land. A public footpath runs along the eastern boundary of the land. The sale will also be subject to an overage/clawback provision, with further details available from the selling agent.





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