



**MOORS FARM STABLES, SOLLERS HOPE,  
HEREFORDSHIRE, HR1 4RW**

- 8 Internal Stables, with store room & washdown area.
- 20m x 40m arena, fodder barn
- Additional barn & Land available.
- Pastureland land to about 7 Acres.
- Lunge/turnout arena & parking for horsebox.

**7 Acres About**

**Rent: £1220 pcm**

**SITUATION** Hereford 9.5 miles, Ledbury 10 miles, Ross-on-Wye 7.5 miles, Moors Farm Stables are located in a semi-rural yet accessible location with good road network.

**DESCRIPTION:** Moors Farm Stables is a small private yard comprising of 8 Internal Stables with store room, toilet & washdown area, with separate feed room, fodder barn, lunge turnout pen and arena. There is ample parking for lorry.

The yard is suitable for either private equestrian user or equestrian starter unit.

**SERVICES:** Mains electricity & water is connected.

**LOCAL AUTHORITIES:** Hereford Council. 01432 260000

**IMPORTANT NOTES:** The yard is not suitable for DIY Liveries. There is a no smoking policy. During bad weather conditions grazing will be restricted. The rental is for 12 months with the potential to extend thereafter. All horses will need to be passported and with public liability insurance.

**Arena:** The owner will still use the arena when required.

Tenant to hold Public Liability insurance.

References will be required.

Owner lives on site.

Removal of muck heap, paddock maintenance topping will all be required to be carried out.

**Extra costs:** Utility bills.

**Possession:** Vacant Possession.

**Rent:** £1220 pcm for Yard.

**AGENTS NOTES** Property Misdescriptions Act 1991 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.
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**HEALTH & SAFETY** We would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around livestock. Children must be supervised by their parents on site.

**DIRECTIONS** From Hereford proceed out on the B4224 for Fownhope. Proceed along this road through Fownhope for about 2 miles and turn left signposted Sollers Hope., The entrance to Moors Farm Stables is on the left handside.

**Postcode:** HR1 4RW

**VIEWINGS** All viewings strictly by appointment through the agents on 01432 367802. Please contact Liz Langford for further details or email [liz@foxgrant.com](mailto:liz@foxgrant.com)

**Particulars** Prepared by Liz Langford in January 2024

Fox Grant opening times: Monday—Friday 9am—5pm.

Saturdays by appointment only.