



**THE STABLES, HOW CAPLE COURT FARM, HOW CAPLE
HEREFORDSHIRE, HR1 4SS**

- 4 Stables on professional yard with feed room & fodder area.
- Use of 20m x 40m Indoor Arena, 20m x 60m Outdoor Arena.
- Pastureland land acreage to be discussed.
- Parking & Hook up for horsebox.
- CCTV and Owner on site.
- Ideally Suit Semi-Professional or Professional.

Rent from: £1600 pcm

SITUATION: Fownhope 5 miles, Hoarwithy 4 miles, Ross-on-Wye 7 miles, Monmouth 17 miles, Hereford 12 miles.

DESCRIPTION: The Stables is situated in a professional dressage yard comprising of 4 Stables with separate feed room, fodder barn, washdown area, Indoor arena 20m x 40m, Outdoor arena with floodlights and mirrors 20m x 60m. There is ample parking for lorry with hook up.

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.

Tenant to hold Public Liability insurance.

References will be required.

Extra costs: Utility bills, fodder.

Option to rent: Potential accommodation

Possession: Vacant Possession.

Rent from: £1600 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.
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.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

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 Ross-on-Wye proceed put on the A40 for the motorway, taking the first turn off roundabout for Ledbury (A449), approx. 3 miles turn left for How Caple & Fownhope. Proceed along for about 1.5 miles and turn left for How Caple Court. The property is on right handside after about 1.5 miles.

What3words: //reckon.Panicking.mute

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

Particulars Prepared by Liz Langford in December 2025

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

Saturdays by appointment only.