



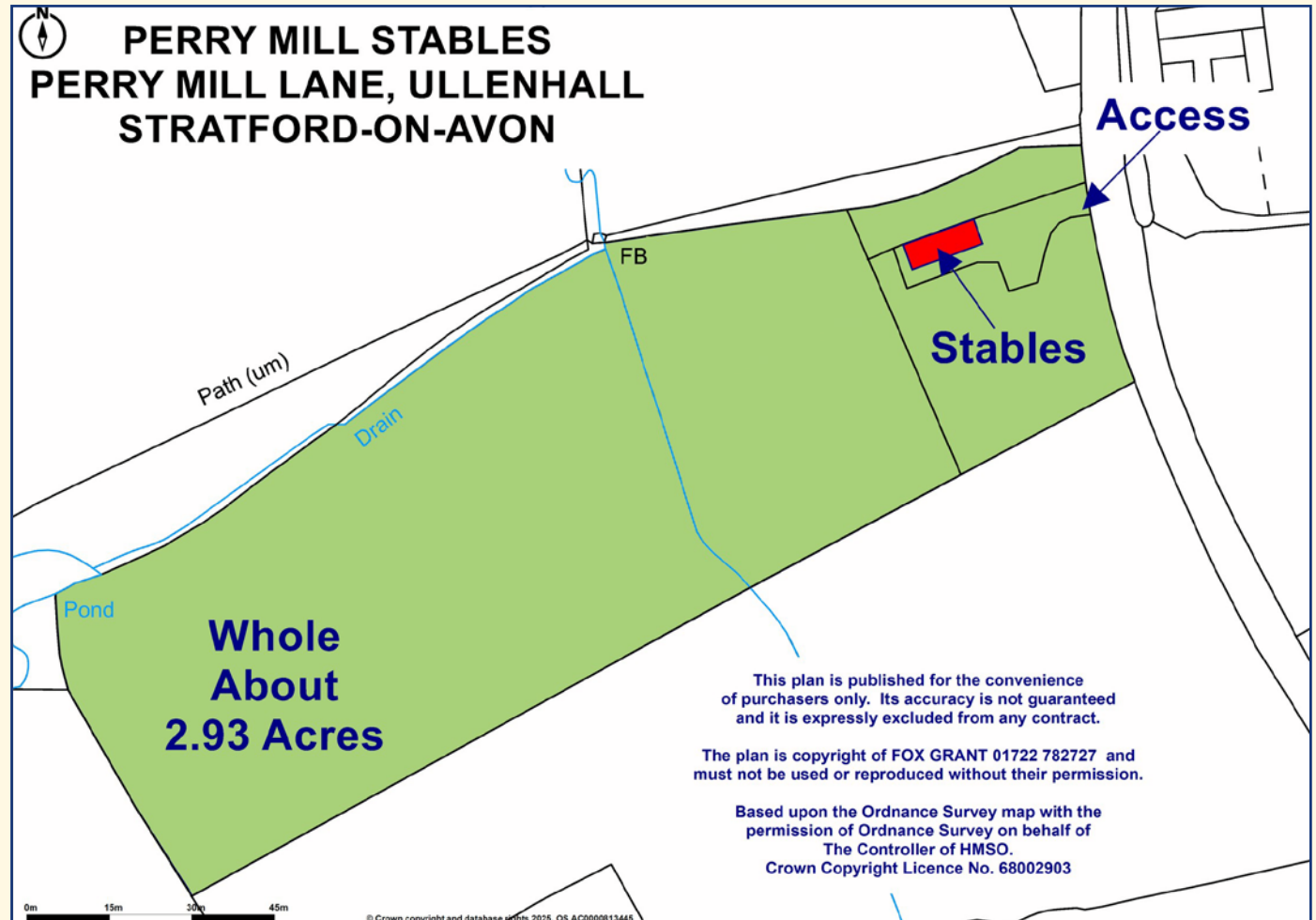
SITUATION

Ullenhall 0.4 miles, Henley in Arden 3 miles, Redditch 7.5 miles, Warwick 12 miles, Stratford-upon-Avon 10 Miles, Solihull 13 Miles, Royal Leamington Spa 16 miles & Birmingham 28 miles.

Perrymill Stables is situated on the outskirts of the village of Ullenhall and enjoys a semi-rural setting with views across open countryside. The property benefits from excellent communication links with the M5, M6, M42 & M40 motorways all within easy reach, providing access to the Midlands, London and the South.

Local, Sporting & Recreational The village of Ullenhall offers church, public house and village hall with the county towns of Redditch, Royal Leamington Spa, Solihull and Warwick provide a good range of shopping, sporting, cultural and educational facilities.

Good walking, cycling and outriding opportunities abound from the property into the surrounding countryside. Horseracing is at Warwick, Worcester, Stratford-upon Avon & Cheltenham. Local Hunts include the Croome & West Warwickshire, North Cotswold and The Ledbury. There is also number of high-profile equestrian centres within easy drive Solihull RC, Dallas Polo Grounds, Olney Grounds, Gracelands, Allenshill and Bromyard Equestrian.



PERRYMILL STABLES

Situated in private semi-rural setting Perrymill Stables is ideal equestrian or smallholding. Gated access leading into the property with range of “Warwick Stables” with feed room and fodder store. There are 3 stables approximately 12” x 12” all with rubber matting. There is a further shed to the rear of the stables in a small grass area which may be ideal for bees, chickens or pigs. The land is divided into 2 gently sloping paddocks with both natural hedging fencing and post & rail.

- Range of Warwick Stables with Feed Room & Fodder Store. Further Shed.
- Approximately 2.9 acres divided into two enclosed paddocks

AGENT'S NOTES

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 has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Services: Mains water and electric.

Local Authority: Stratford-upon-Avon Council 01789 267575

Tenure: Freehold with vacant possession.





VIEWINGS

Strictly by appointment 01432 367802 or email liz@foxgrant.com



Liz Langford



William
Fox Grant

Fox Grant

**PERRY MILL STABLES
B95 5RW**

DIRECTIONS

Postcode: **B95 5RW**

From Henley-in-Arden proceed towards Ullenhall on the A4189 Henley Road continue pass May Lane on your left. Take the next right turning signposted Ullenhall and proceed along Ullenhall St. Turn sharp left onto Watery Lane, proceed for 0.3 miles turning left on Perry Lane. Proceed along the lane for about 0.2 miles and the entrance to the property will be immediately on left handside, as denoted by our for-sale board.

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**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**