



Downwood Stables, Pearl Lake, Shobdon, Herefordshire. HR6 9NH

- Range of 2 Loose Boxes with Fodder & Tack Room.
- 20m x 40m (approx.) Arena with mirrors.
- Gently sloping paddocks fenced with post & rail.
- Rural location
- No DIY's.

Approx 4 Acres

Rent : £600 pcm

SITUATION Leominster 7 miles, Kington 9 miles, Ludlow 14 Miles, Hereford 18 miles, Downwood Stables are located in a private location with good road network.

LOCAL INFORMATION: Shobdon is a village situated in the North of Herefordshire which offers Shop and Public House,

DESCRIPTION: Enjoying a private location down a stone drive, the timber stable block consists of 2 12 x 12 (approx) stables, with tack room with sink and fodder barn adjoining.

The owner would consider the use of mobile stables, but this would be at a cost to the tenant

SERVICES: Mains electricity & water is connected.

LOCAL AUTHORITY: Hereford Council.
01432 260000

IMPORTANT NOTES:

The rental is for 12 months with the potential to extend thereafter.

No sub-letting.

References will be required.

Limit of number of horses on site.

Extra costs: Utility bills,

AGENTS NOTES Property Misdescriptions Act 1991
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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 mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

DIRECTIONS: From Leominster proceed out of the town towards Shobdon. Proceed through the village passing "Pearl Lake" on right handside and continue for about 0.5 miles. Turn right signed posted "Discover Parks Deliveries" and proceed for about 50 yards, the entrance to the yard is on left handside.

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 July 2025

