



THE CONIGREE YARD

CONIGREE COURT NR NEWENT, GLOUCESTERSHIRE GL18 1NF

Newly Constructed Equestrian Yard Set in Good Location.
Up to 20 acres

SUMMARY

Oak House

- Entrance foyer
- Open plan living and dining room
- Kitchen with range of built in appliances
- Three bedrooms and storage room
- Family Bathroom, en suite shower room, ground floor bath/shower room

Equestrian Facilities:

- Up to 18 American Barn stables, feed room, wash down/horse shower area & farrier's box. (37m x 14.5m)
- Outdoor arena 60m x 30m.
- Lunge ring 12m
- Ample parking for lorries with hook up points.
- Entrance with electric gate and intercom system

SITUATION

Newent 1.4 miles, Hartpury 8 miles, Gloucester & Ross-on-Wye both 8.5 miles, Ledbury 10 miles, Hereford 18 Miles, Cheltenham 18.5 miles, Bristol 45 miles, Birmingham 57.5 miles. M50 (Jct 2) 3 miles

Railways: Gloucester, Ledbury

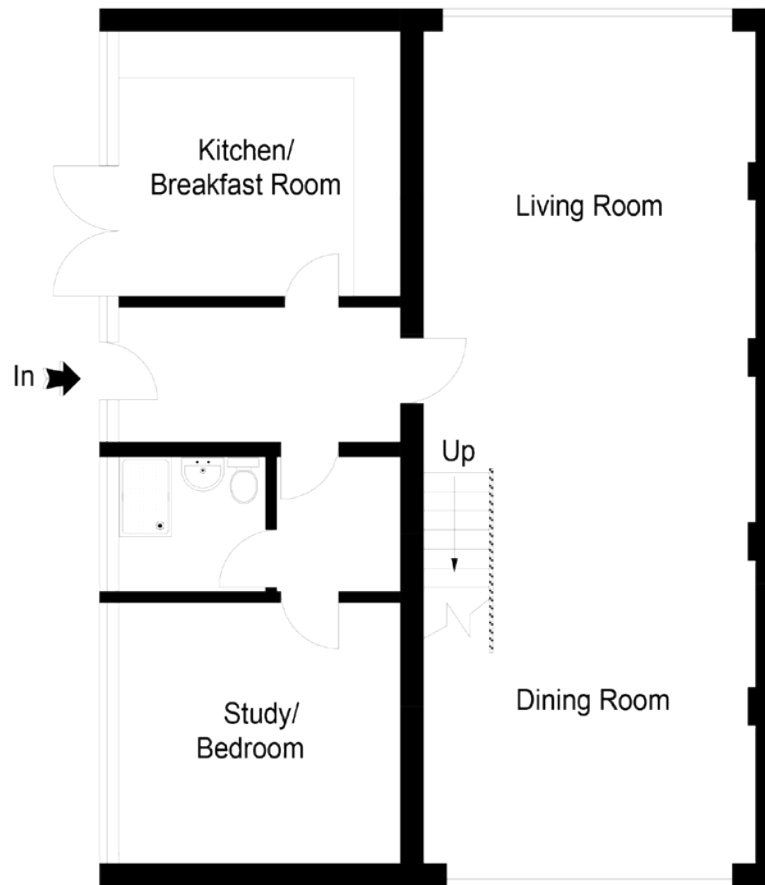
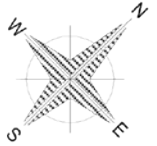
International Airports: Birmingham 64 miles, Bristol 55.5 miles.

Local Amenities The market town of Newent offers a good range of shops and services, including a bank, supermarket, library and health centre. Further amenities including theatres, restaurants and shopping are available nearby in Cheltenham and Gloucester.

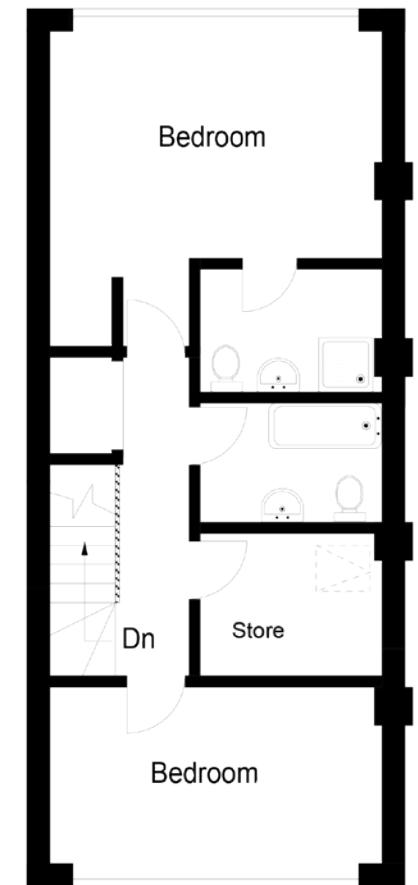


Oak House, Conigree Court, Newent

Approximate Gross Internal Area :- 152 sq m / 1636 sq ft



Ground Floor



First Floor

PRODUCED FOR FOX GRANT 2019
This illustration is for identification purposes only.
Not drawn to scale, unless stated.

Education An excellent range of both public and private schools in the area with primary & secondary school education at Newent. A variety of prep and private schools including The Elms, Cheltenham Ladies College, King's School Gloucester, Malvern College and Malvern St James. For independents see www.isc.co.uk and for state school information see www.gloucestershire.gov.uk/education-and-learning/find-a-school

Local, Sporting & Recreational The area is synonymous within the equestrian industry with Hartpury College just 8 miles, which is host to a variety of National and International events. Excellent outriding and number of local studs and high calibre competition yards including dressage riders Carl Hester, Charlotte Dujardin, along with Show Producers Robert & Claire Oliver have encouraged good quality support services to prosper in the area. Other facilities including racing at Cheltenham Hereford, Worcester and Chepstow, hunting is with the Ledbury and Cotswold Vale Farmers. Further local equestrian centres within easy driving distance: Allenshill, Burrows Court, David Broome Centre, Kings Equestrian, Moores Farm Equestrian, Summerhouse Equestrian, Talland and Three Counties Showground. Golf is at Ross-on-Wye with walking and cycling well catered for in the Forest of Dean and the Malvern Hills.

CONIGREE COURT EQUESTRIAN

The Conigree Yard is a equestrian yard located off a country lane. Available with up to approximately 19 acres of ground in well fenced and watered fields, the property benefits from equestrian facilities with stabling and pasture, making it an ideal property for anybody wishing to run an equestrian business.

Oak House is situated across the yard from the main American Barn stabling of up to 18 loose boxes with feed and wash/farrier boxes. To the side of the American Barn is the 60m x 30m arena with parking to the side with hook up points. Situated across the yard is the lunge arena with space for horse walker. Note: Horse Walker to be installed at the cost of the tenant, if required.

The land is stock fenced and will be cross grazed with sheep.

IMPORTANT NOTES: VAT is charged on the rent for part of the yard. The yard is not suitable for a DIY business.

AGENT'S 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 OS 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. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority Forest of Dean Council. Tel: 01594 810000

Council Tax Band E

Energy Performance Certificate Band C

Services Mains electricity, mains water supply with septic tank drainage and oil fired central heating. Broadband private network on the farm with a 70Mb connection; a separate secure line within this supply is fed to the residence for their use & for VOIP telephony on a chargeable basis in line with market rates. It will be the choice of the tenant/s whether they wish to use this.

Fixtures & Fittings Unless mentioned specifically by separate negotiation. The property is fitted with fridge, freezer, dishwasher, cooker and washing machine.



The logo for Fox Grant, featuring the word 'Fox' in a large, bold, sans-serif font and 'Grant' in a smaller, regular, sans-serif font, both in white on a dark blue background.

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DIRECTIONS

Postcode: **GL18 1NF**

From Gloucester, take the A40 towards Ross-on-Wye and after a short distance turn right on to the B4215 signposted to Newent. Proceed on the B4215 past the Newent traffic lights junction and after 1.5 miles turn left signposted Conigree, on to Conigree Road. Proceed along this road for about 1 mile and the gated entrance is the first turning on the left after the bend as denoted by the Agent's Board.

From the M50 (J3) head east on the B4221 towards Newent. Proceed through the villages of Gorsley and Kilcot. About 400 yards after the Kilcot Inn turn right signposted Conigree, into Conigree Road. Proceed along this road for about 1 mile and the gated entrance is the first turning on the left after the bend, as denoted by the Agent's Board.

VIEWINGS

STRICTLY by appointment
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William Grant

foxgrant.com

COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

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& LEISURE

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