



**APPROX 9.14 ACRES GRAZING LAND AND STABLES AT  
HILLEND HOUSE, CHACELEY**

## DESCRIPTION

A block of 3 stables, one additional stable and barn split into 3 pens with 9.14 acres of grazing, set in open countryside near to both Hartpury and Moores Farm equestrian centres. Access to circular local bridleways and quiet lanes for hacking.

## STABLING

3 wooden stables with adjoining secure tack room and hay store. The stables benefit from a covered grooming area to the front and are connected to both water and electricity.

## PADDOCKS

The stabling is immediately adjacent to approximately 9.14 acres of productive permanent pasture which is gently sloping. The land is split into 5 paddocks with automatic water troughs servicing each paddock.

## FIELD BARN AND STABLE

In addition to the main stables there is an additional stable and a barn split into 3 pens which could be used as additional stabling or as field shelters.



Parking is available for a number of cars and possibly trailers and horseboxes by prior arrangement.

## SITUATION

The land is situated approximately a mile outside of Chaceley and approximately 6 miles to the west of Tewkesbury in the county of Gloucestershire. There is good access to the land via an unnamed road leading off the B4211 on the southern side. Moores Farm equestrian centre is just 1.3 miles away and has excellent facilities for competition and hire. Similarly, Hartpury equestrian centre is just 8 miles away.

## LETTING OPPORTUNITY

The stables and land are available initially on a monthly rolling agreement.

## SERVICES

The Stable area is serviced with mains water and electricity with the grazing paddocks serviced with mains water.



## BOUNDARIES & AREAS

As per the plan provided, the tenant shall be deemed to have full knowledge of the boundaries.

## VIEWINGS

The property may be viewed during daylight hours. Please register your interest with the Letting Agent to arrange a viewing.

## DIRECTIONS

From the B4211, take the turning signposted 'Chaceley 1'. Take the right hand fork signposted Chaceley Hole and follow this. The property is on the left hand side of this road as indicated by the Agents 'To Let' boards. Approx. postcode: **GL19 4EG**

what3words location: teardrop.pranced.caves



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