

10.97 ACRES (4.44 HA) AMENITY LAND
At Danesford, Bridgnorth, WV15 6QD



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GUIDE PRICE: OFFERS OVER £260,000



A SUPERB OPPORTUNITY TO ACQUIRE LAND FOR THOSE WITH EQUINE OR AMENITY INTEREST

- Level pasture fields
- Approximately 10.97 acres of pasture land and hardstanding parking area
- Convenient location and good access directly off the A442
- Field shelter and stable not included, but available by separate negotiation
- Fishing rights available by separate negotiation

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The land is located to the south of the A442 at Danesford, just outside Bridgnorth, with good access directly to the public highway.

THE PROPERTY

This property offers an excellent opportunity to acquire a parcel of land to continue and develop the recent equine use, for which there is planning permission, or to use it for other amenity purposes. There are two small paddocks, a parking area and a larger pasture field.

TENURE AND POSSESSION

We are advised that the property is freehold and vacant possession will be granted upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING

Strictly by appointment with the selling agents.

DIRECTIONS

From Bridgnorth take the A442 towards Kidderminster on the A442. After about ¾ of a mile from the roundabout at the bottom of the bypass, the property will be found on the right, identified by our For Sale board.

SERVICES

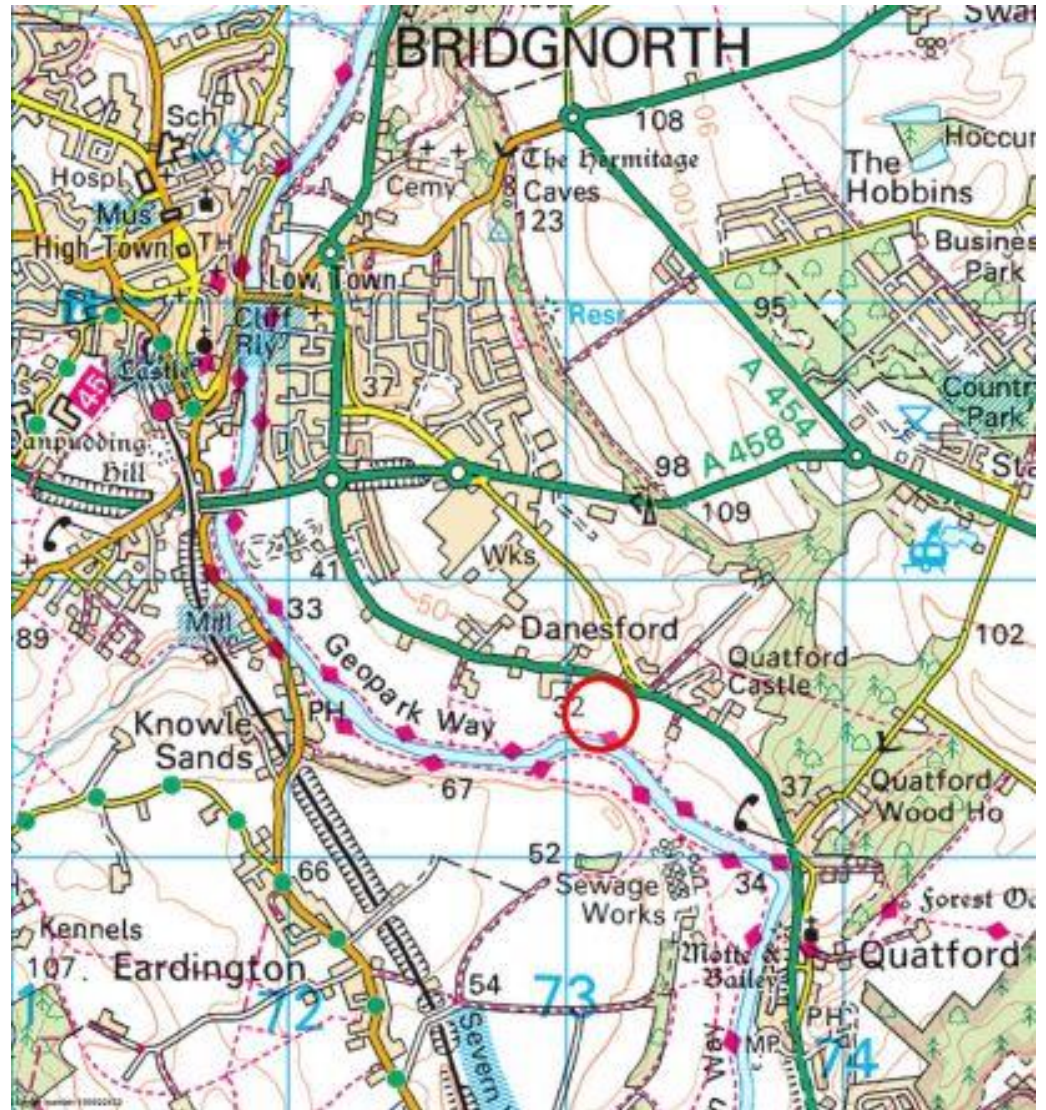
The property has mains water and electricity connections.

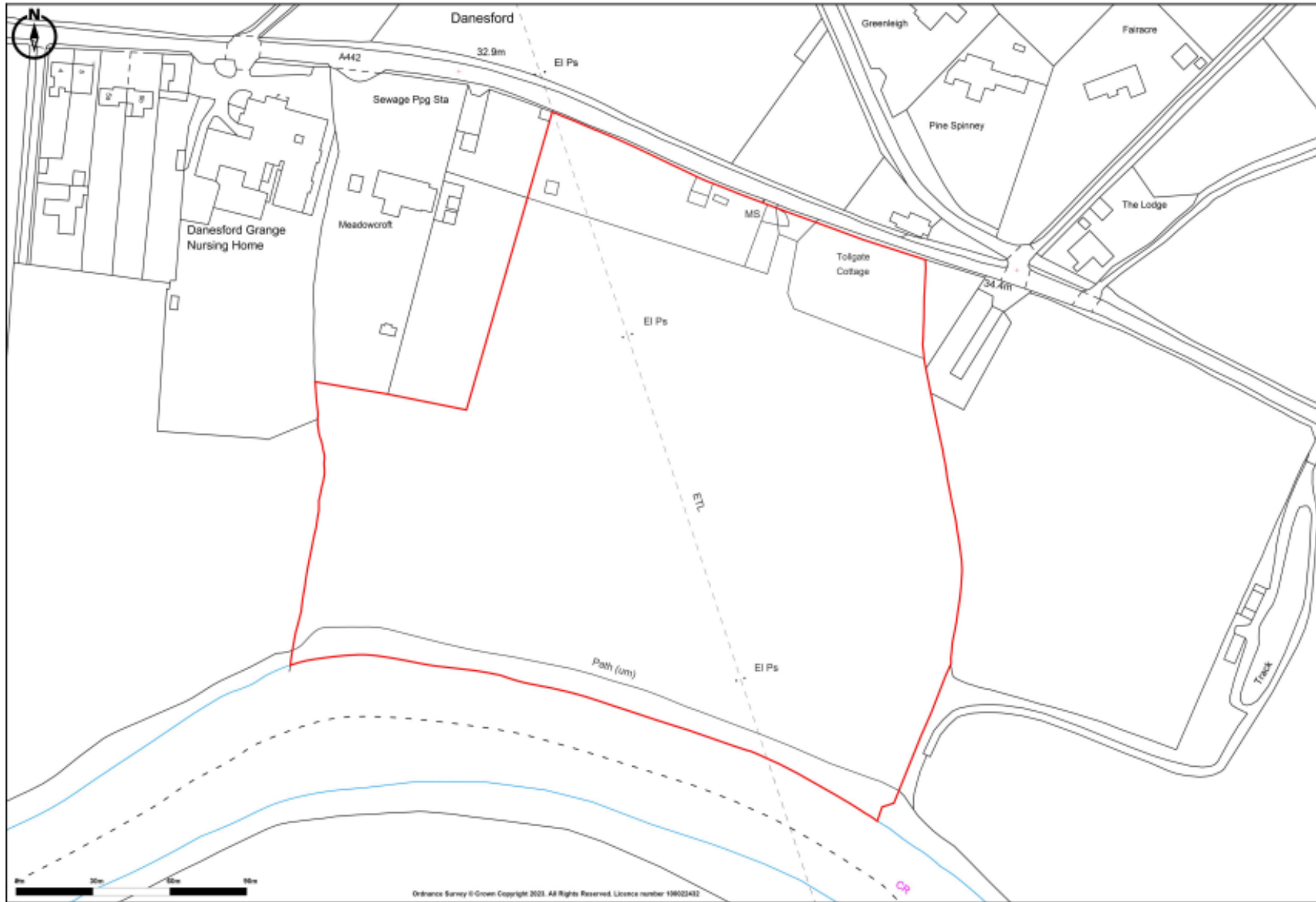
FISHING

Fishing rights on the adjacent River Severn bank are owned by the vendor and currently let out. They are available to purchase by separate negotiation.

FIELD SHELTER & STABLE

The field shelter and stable currently on the land are not included in the sale, but can be bought by separate negotiation.





Promap
 LANDMARK INFORMATION

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