

**12.36 ACRES (5.01 HA) LAND**  
**Great Moor Road, Pattingham, WV6 7AU**





## 12.36 ACRES (5.01 HECTARES) LAND On Great Moor Road, Pattingham, WV6 7AU

**GUIDE PRICE: £250,000**



### **A SUPERB OPPORTUNITY TO ACQUIRE PRODUCTIVE AGRICULTURAL LAND**

- Mostly level field in one large block
- Approximately 12.36 acres of land with one point of access
- Convenient location and access directly off Great Moor Road
- Coarse, sandy loam suitable for a variety of crops or amenity use subject to planning
- Available as a whole or may divide into lots

**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 Pattingham Road, just outside Pattingham in the village of Nurton, with good access onto Great Moor Road.

## THE PROPERTY

This property offers an excellent opportunity to acquire a parcel of land to continue agricultural use or for other amenity purposes, subject to appropriate planning permission if required. The property is in one large block of land and benefits from a single access point for security.

## TENURE AND POSSESSION

We are advised that the property is freehold. Vacant possession will be granted on termination of the existing agricultural occupation, on 29<sup>th</sup> September 2024, or earlier by agreement.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## VIEWING

Strictly by appointment with the selling agents, with a copy of the sales particulars at hand

## DIRECTIONS

From Bridgnorth take the A454 towards Wolverhampton. At the Clive Road crossroads, near the Fox at Shipley, take the left turning towards Pattingham. In the village, at the crossroads, take the right hand turn down the Wolverhampton Road. Proceed to Nurton, crossing the Norton Brook and Great Moor Road will be on your right. Turning into Great Moor Road, the property will be found after a short distance on the left, as identified by our For Sale board.

## SERVICES

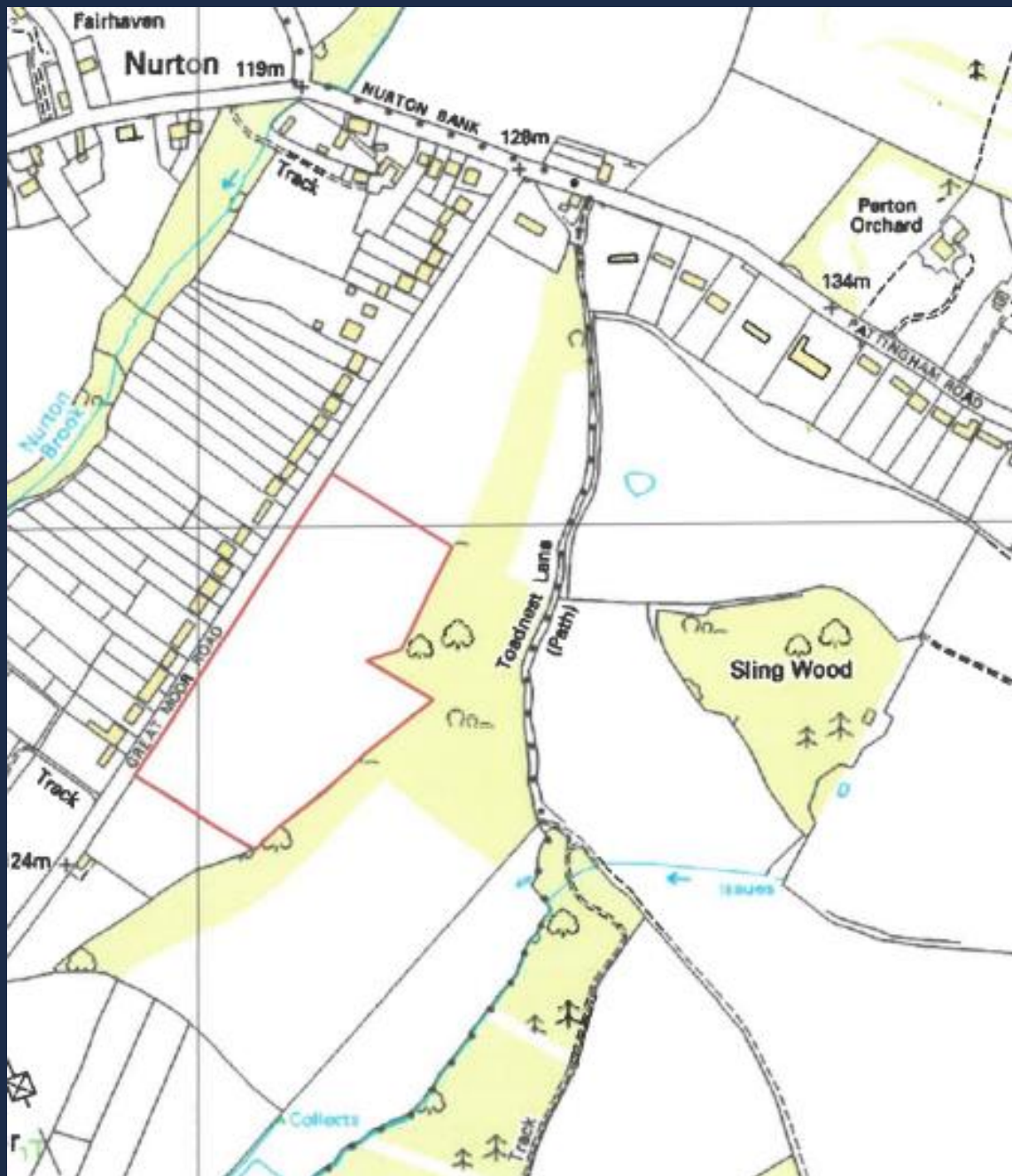
The property is not currently connected to water however we believe the water main is located in the adjacent Great Moor Road.

## OVERAGE

The property will be sold subject to an overage agreement in the event of any non-agricultural or equine development, whereby the owner will be required to pay an uplift based on the difference between agricultural/equine value and the value of the land subject to planning permission on commencement of development or sale whichever is sooner. The uplift to be 40% with a period of 40 years.







**NOCK DEIGHTON AGRICULTURAL LLP** Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR  
Tel: 01746 762666 email: [reception@nockdeighton.co.uk](mailto:reception@nockdeighton.co.uk) [www.nockdeightonagricultural.co.uk](http://www.nockdeightonagricultural.co.uk)

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