

**Approximately 1.14 Acres (0.46 HA) Pasture Land
Woodhouse Lane, Albrighton, Wolverhampton**



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GUIDE PRICE: Offers in Excess of £30,000



AN EXCELLENT OPPORTUNITY TO ACQUIRE PASTURE LAND FOR AGRICULTURAL, EQUINE OR AMENITY USES

- A single parcel of pasture land with roadside access
- Extending to approximately 1.14 acres
- Bound by stockproof fences and hedgerows
- Roadside access off Woodhouse Lane

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 situated in a peaceful, rural setting, along Woodhouse Lane, being located approximately 0.1 miles off the A41, and approximately 1.5 miles from the centre of Albrighton.

THE PROPERTY

This property presents an excellent opportunity to acquire a versatile parcel of pasture land extending to approximately 1.14 acres. The land is well suited to grazing, and could be used for agricultural and equestrian, but would be equally suitable for other amenity purposes, subject to obtaining appropriate planning consents. The land is bound by stock proof fencing and hedgerows.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The Land is sold subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage, water and electricity supplies, together with all the rights of way obligations, easements and wayleaves whether referred to in these particulars or not.

RESTRICTIONS ON USE

There will be a restrictive covenant placed on the land, preventing the siting of shipping containers.

VIEWING

Strictly during daylight hours and with a copy of the sales particulars to hand.

DIRECTIONS

From the High Street in Albrighton travel in a south easterly direction and continue onto Kingswood Road. On reaching the A41, turn right, before taking the right turn onto Woodhouse Lane after approximately 0.1 miles. Follow Woodhouse Lane for approximately 0.1 miles and the land will be found on your left-hand side, as indicated by our 'For Sale' board.

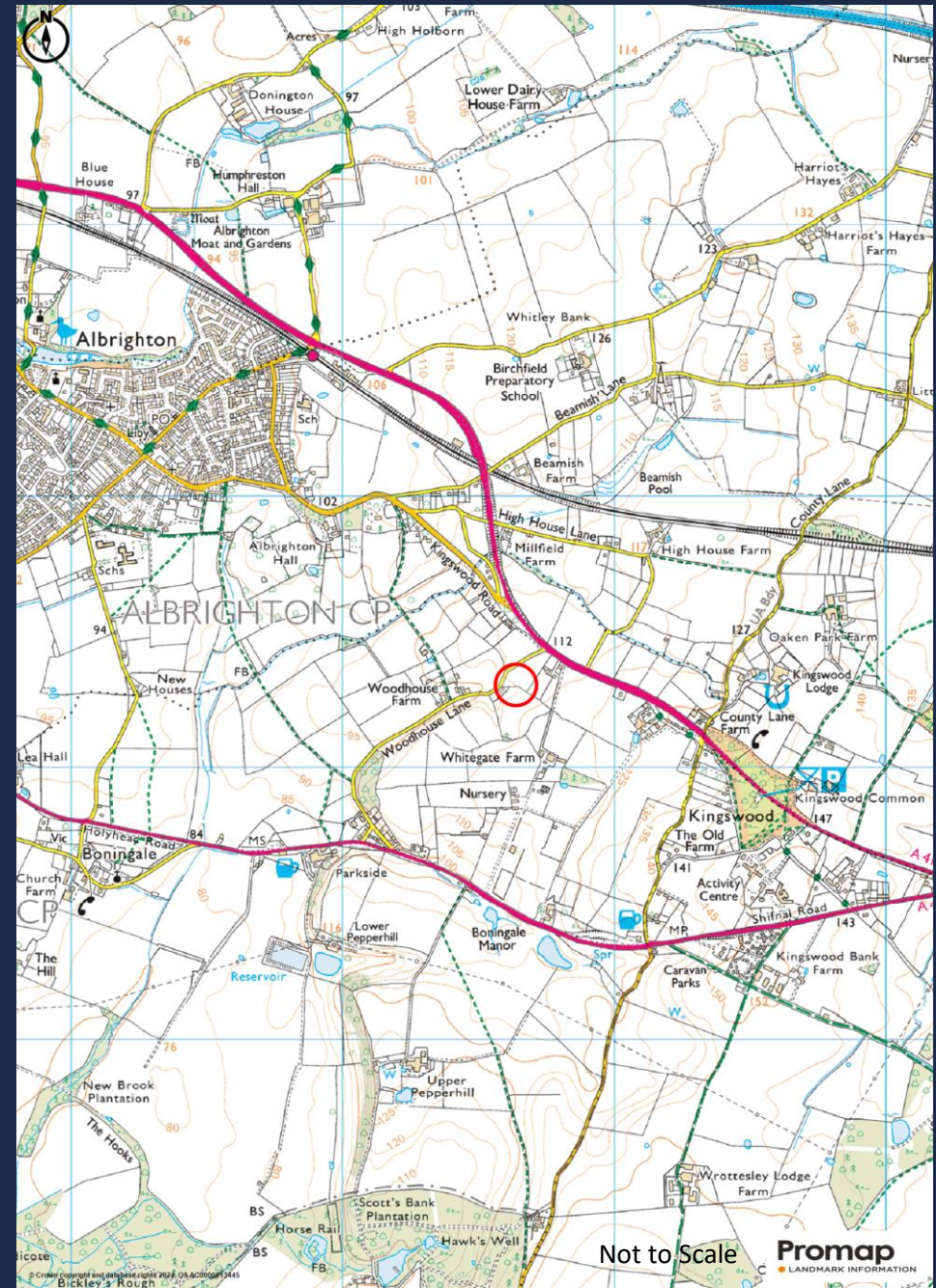
SERVICES

There are no mains water services currently connected to the land. There is a wet ditch running along the boundary.

LOCAL AUTHORITY

Shropshire Council.





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