



9.78 ACRES LAND AND EQUESTRIAN FACILITIES
Sugar Loaf Lane, Iwerley, Kidderminster, DY10 3PB



9.78 Acres Land and Equestrian Facilities

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Guide Price: £425,000



An excellent opportunity to acquire an equestrian facility in a desirable location

- 9.78 acres (3.96 hectares) pasture land
- Steel portal frame building and pole barn
- Field shelter and stables
- Mains water and electricity
- Arena

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.

DESCRIPTION

The property extends to a total of 9.78 acres (3.96 hectares) of pasture land and along with the buildings, provides an excellent opportunity to be used for personal use or to run an equestrian business. The property may also be of interest to those wishing to occupy the land as a smallholding.

With good roadside access, and situated in a desirable location, the land at Sugar Loaf Lane provides an excellent opportunity to purchase a versatile property and subject to the necessary planning consents being obtained, it could be used for other purposes.

The arena measures approximately 132 feet by 74 feet and has recently been resurfaced.

The land is gently sloping in topography and is split into approximately 10 smaller paddocks which are currently used for equine grazing.

BUILDINGS

The property benefits from a steel portal framed building which provides a large storage area and includes stabling internally with scope for additional stables. Adjacent to this building is a pole barn which can be utilised for storage purposes or for housing of livestock.

Sited on the land is a small stable block and further field shelter which are included within the sale.

There is potential for conversion subject to necessary planning consents being obtained.

SERVICES

The land benefits from a mains water and mains electricity connection.

TENURE AND POSSESSION

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

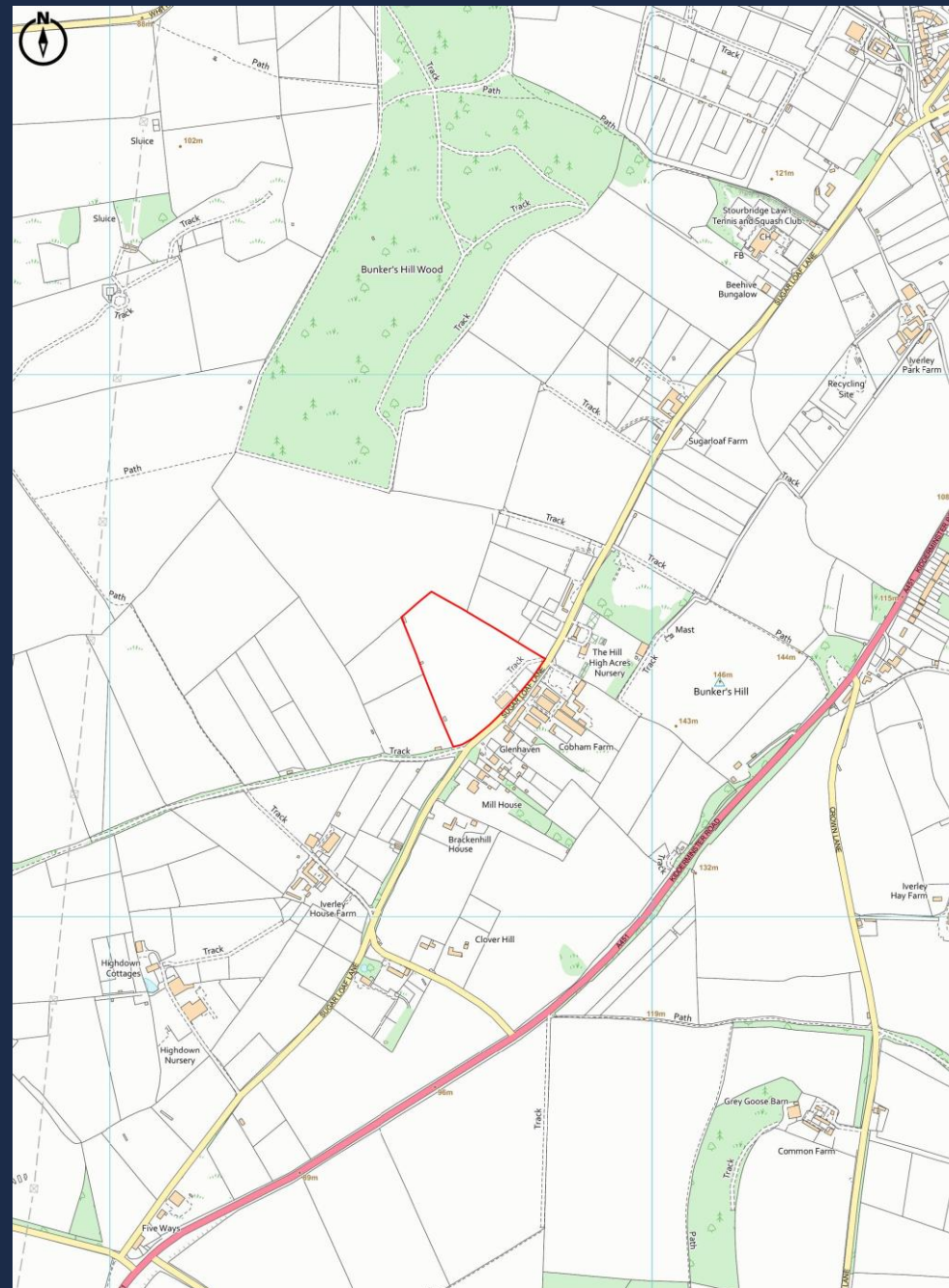
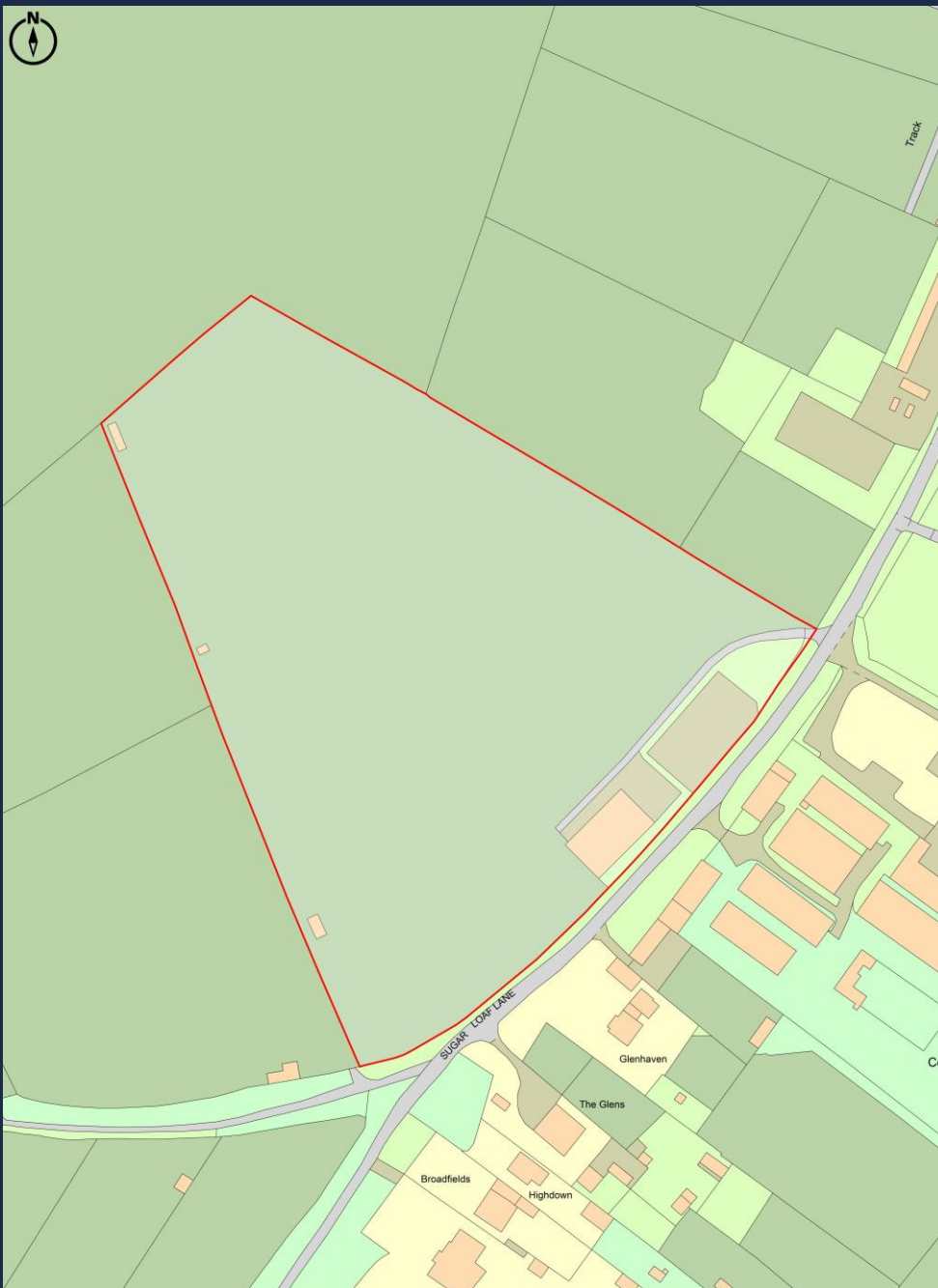
METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING

Strictly by appointment with the selling agents.





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