

**MOAT FARM**  
**Sutton Road, Aldridge, Walsall, West Midlands, WS9 0QL**





## MOAT FARM

Sutton Road, Aldridge, Walsall, West Midlands, WS9 0QL



## An exciting opportunity to acquire a farm holding within the West Midlands conurbation

- A pair of Victorian semi-detached cottages
- About 63 acres of land in total, one of the last farms in Walsall
- Traditional buildings with potential subject to planning
- Stabling for 6 ponies
- Diversified income potential

### For Sale: By Private Treaty

**Lot 1** – Houses, Buildings, Moat, Yard and 14.66 acres

**Lot 2** – 5.14 acres

**Lot 3** – 12.16 acres

**Lot 4** – 10.76 acres

**Lot 5** – 7.40 acres

**Lot 6** – 10.06 acres

### Guide Prices in Lots

**Lot 1** – £1,100,000

**Lot 2** – £150,000

**Lot 3** – £300,000

**Lot 4** – £265,000

**Lot 5** – £180,000

**Lot 6** – £250,000

#### 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 Controllor 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.



## INTRODUCTION

Moat Farm provides an excellent opportunity to acquire a 63 acre farm in the green oasis between Walsall, Aldridge and Streetly. The farm lies close to Barr Beacon and is a short distance from the Sutton Park National Nature Reserve.

## HISTORICAL NOTE

The historic Moated site lying adjacent to the farmstead is a scheduled Monument with List Entry number 1008547 recorded in the Historic England website. The moat interior is accessed over a small brick bridge on the eastern area of the moat and this area has been used for vehicle and caravan storage since World War II. The former house within the moat was demolished in the 1870's.

The list entry states: 'The site has survived unencumbered by modern development and may retain archaeological deposits associated with the site and its inhabitants. Some disturbance may have taken place in the 19<sup>th</sup> Century when the site was used as a source of clay. Brickmaking was a major industry in the area of Aldridge in 1800's'.

## LOCATION

The property is situated about 1.5 miles east of Walsall, a major town with excellent services and connectivity to the motorway and rail network. It is 1.5 miles from the small towns of Aldridge to the north and Streetly to the west and approximately 8.5 miles from the centre of Birmingham which lies to the south. The property is therefore very well placed for commuting within the West Midlands generally.

## DESCRIPTION

This farm property has a pair of Victorian semi-detached properties which have undergone some improvement in recent years. They provide the opportunity to retain or to amalgamate or indeed to fully redevelop subject to obtaining relevant planning permissions.

On entering the farmyard, there are traditional brick buildings which subject to obtaining a relevant planning permission could be repurposed for residential or alternative use.

The farmyard is utilised for equipment and fodder storage and for the storage of caravans, an activity which has existed on the site for several decades.







### THE LAND

The bulk of the pasture land is accessed through the farmyard or directly off Sutton Road or Crook Lane which divides the farm. The land is generally level and has been down to pasture for many years although a number of the parcels have historically grown arable crops. It is currently primarily utilised for hay and haylage production with some pony grazing close to the farmstead and on the land to the east of Crook Lane.

### LAND SCHEDULE

#### LOT 1

Houses, Buildings, Moat, Yard and 14.66 acres Pasture Land	3.01 acres	1.21 hectares
Hayfield 1	3.72 acres	1.50 hectares
Hayfield 2	3.66 acres	1.48 hectares
Moat Field	6.15 acres	2.48 hectares
Roadside Paddocks	0.90 acres	0.36 hectares
Pony Paddock	0.23 acres	0.09 hectares

#### LOT 2

Style Field	5.14 acres	2.08 hectares
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#### LOT 3

Hayfield 3	12 acres	2.08 hectares
Coppice	0.16 acres	0.06 hectares

#### LOT 4

Hayfield 4	10.76 acres	4.35 hectares
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#### LOT 5

Hayfield 5	7.40 acres	2.99 hectares
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#### LOT 6

Crook Lane (Pool) Field	10.06 acres	4.07 hectares
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SERVICES

The property benefits from mains water and electricity connections while foul drainage is to a septic tank.

COUNCIL TAX

Metropolitan borough of Walsall (Walsall Council)  
Moat Farm, 682 Sutton Road – Band A £1583.53 (2024/2025)  
Moat Farm, 684 Sutton Road – Band A £1583.53 (2024/2025)

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be available on completion.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property 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.

MONEY LAUNDERING REGULATIONS

Within the terms of the Money Laundering Regulations (MLR2017) all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).

VIEWING

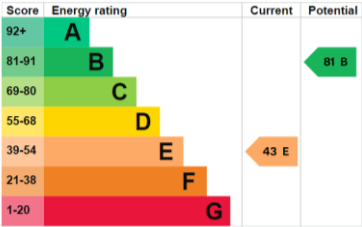
STRICTLY by prior appointment with the Selling Agents. Viewing days will be arranged as marketing progresses. Anyone visiting to view the property will be required to present photographic proof of identification during the viewing.

METHOD OF SALE

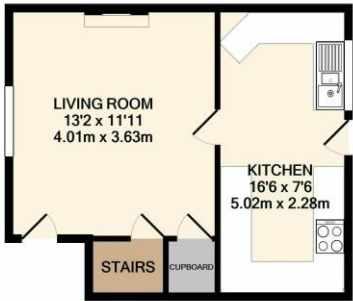
The property is offered for sale by private treaty.

OVERAGE

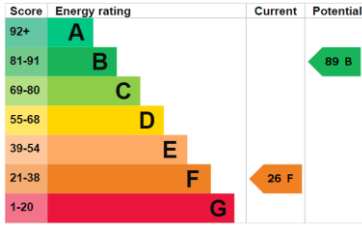
The property will be sold subject to an overage agreement in the event of any non-agricultural or non-equine development, whereby the owner will require to pay an uplift based on the difference between agricultural/equine value and the value of the land subject to planning permission on commencement of development or sale whichever is sooner. The uplift to be 40% with a period of 50 years.



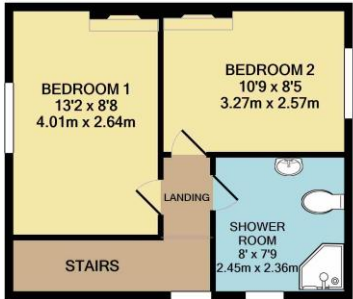
682 Moat Farm, Sutton Road



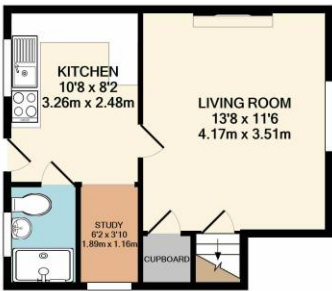
GROUND FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.3 SQ.M.)



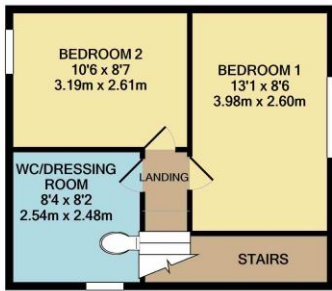
684 Moat Farm, Sutton Road



1ST FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 624 SQ.FT. (57.9 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)



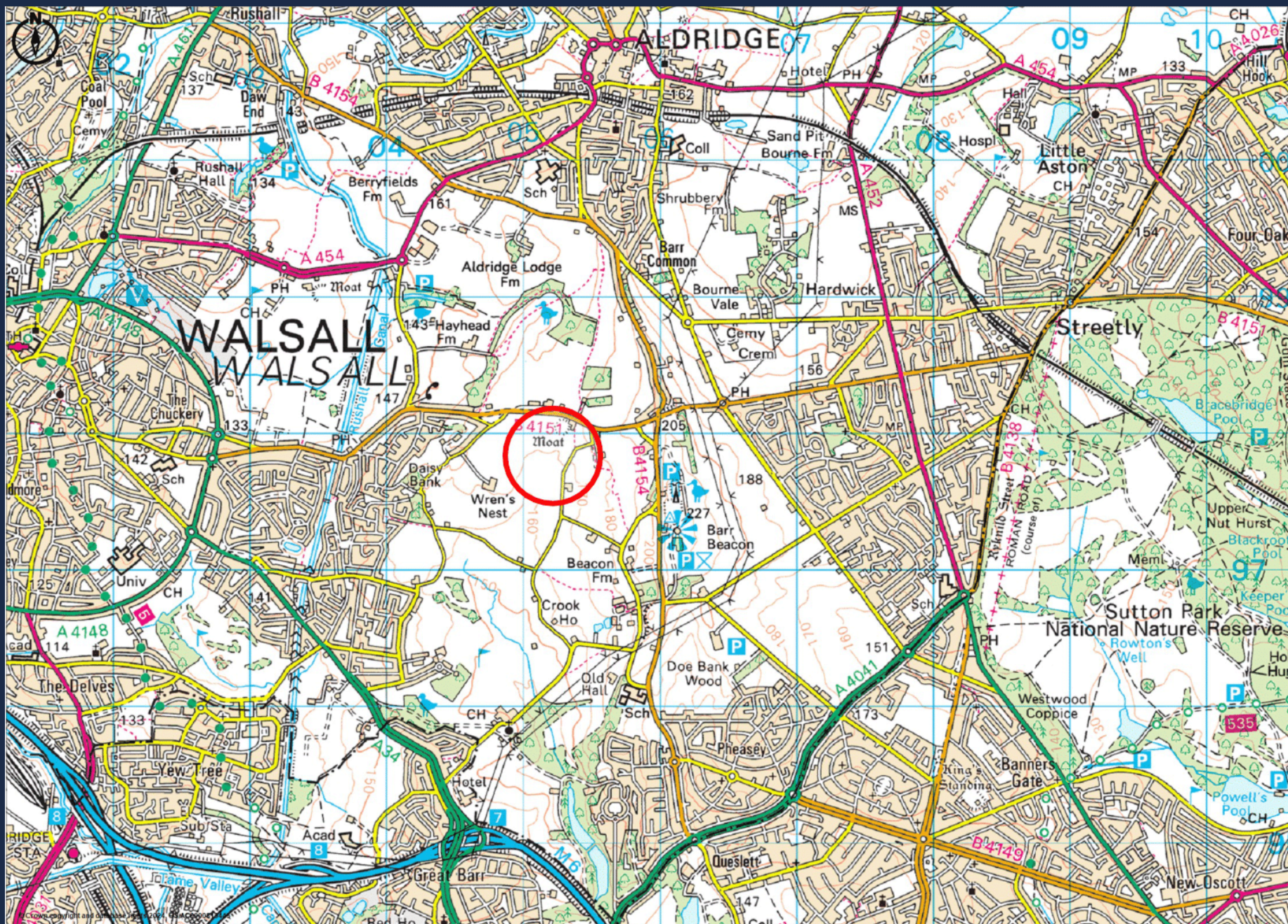
1ST FLOOR  
APPROX. FLOOR  
AREA 332 SQ.FT.  
(30.8 SQ.M.)  
TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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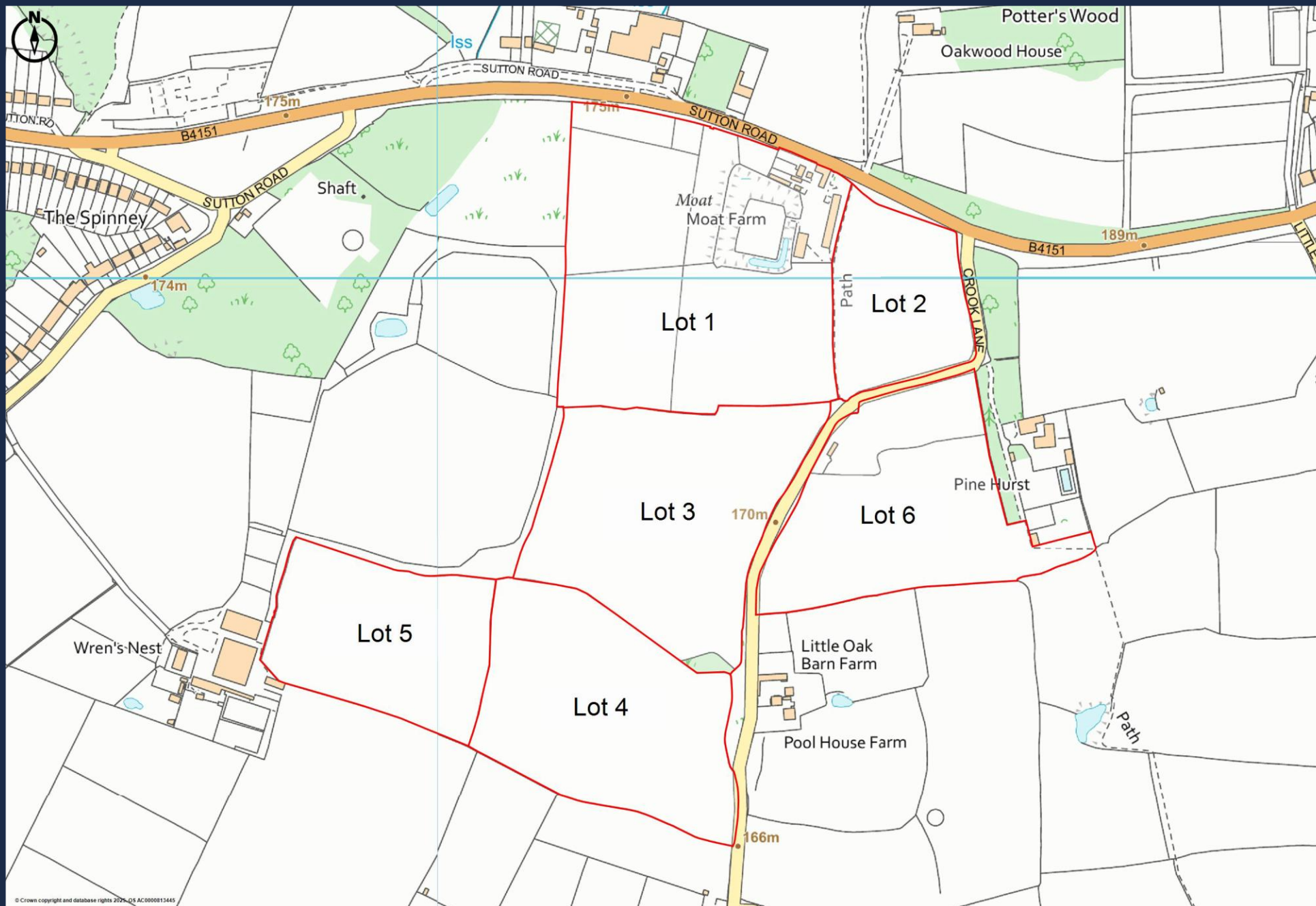




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