



**APPROXIMATELY 10.04 ACRES (4.063 HECTARES) LAND  
At Crockington Lane, Seisdon, Wolverhampton, WV5 7EN**



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At Crockington Lane, Seisdon, Wolverhampton, WV5 7EN**

**Guide Price: £210,000**



**AN EXCELLENT OPPORTUNITY TO  
ACQUIRE A CONVENIENTLY LOCATED,  
VERSATILE BLOCK OF LAND**

- Arable Land extending to approximately 8.40 acres
- Woodland extending to approximately 1.64 acres
- Roadside access off Crockington Lane
- Potential for a variety of uses, including agricultural, equine, environmental or amenity (subject to the necessary planning consents)

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:  
£210,000**

**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 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 property is located along Crockington Lane, on the edge of the village of Seisdon, and approximately 6 miles south west of the city of Wolverhampton.

## THE PROPERTY

The property offers an excellent opportunity to acquire a well-situated block of land in a desirable location, on the edge of the village of Seisdon. The land is split into two parcels, and comprises approximately 8.40 acres of arable land and approximately 1.64 acres of woodland. The woodland is generally level in nature and runs alongside Crockington Lane, where there is roadside access and a short stretch of natural track leading to the arable land parcel. The arable land is mostly gently sloping, with the parcel bound by a mixture of hedgerows, woodland and fences. The purchaser will be required to erect a stock proof fence in a gateway between the arable parcel and an adjacent field parcel.

In recent years the arable land has been used for combinable cropping, however we are advised that the land has previously been grazed and mown, for which it was equally well suited to. The land is versatile in nature and in addition to continued agricultural use, would also be suitable for equine, environmental or amenity uses (subject to obtaining the necessary planning consents).

## DESIGNATIONS

The property is designated as being within the Greenbelt and a Nitrate Vulnerable Zone for Groundwater & Surface water.

## OVERAGE

The property will be sold subject to an existing overage agreement, whereby on the grant of planning permission (other than the construction or development of a stable block and stable yard) 35% of the difference in value between the current use value and the enhanced value will be payable to a previous owner. The overage was signed in 2013, for a period of 20 years.

## TENURE & POSSESSION

We are advised that the property is freehold. Vacant possession will be granted on termination of the existing agricultural occupation, 29<sup>th</sup> September 2025.

## EASEMENTS, WAYLEAVES, RIGHTS OF WAY & SERVICES

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. All interested parties are advised to make their own enquiries as to the provision of services.

## LAND SCHEDULE

|               |                    |                       |
|---------------|--------------------|-----------------------|
| Arable parcel | 8.40 acres         | 3.399 hectares        |
| Woodland      | 1.64 acres         | 0.664 hectares        |
| <b>TOTAL</b>  | <b>10.04 acres</b> | <b>4.063 hectares</b> |

## VIEWING

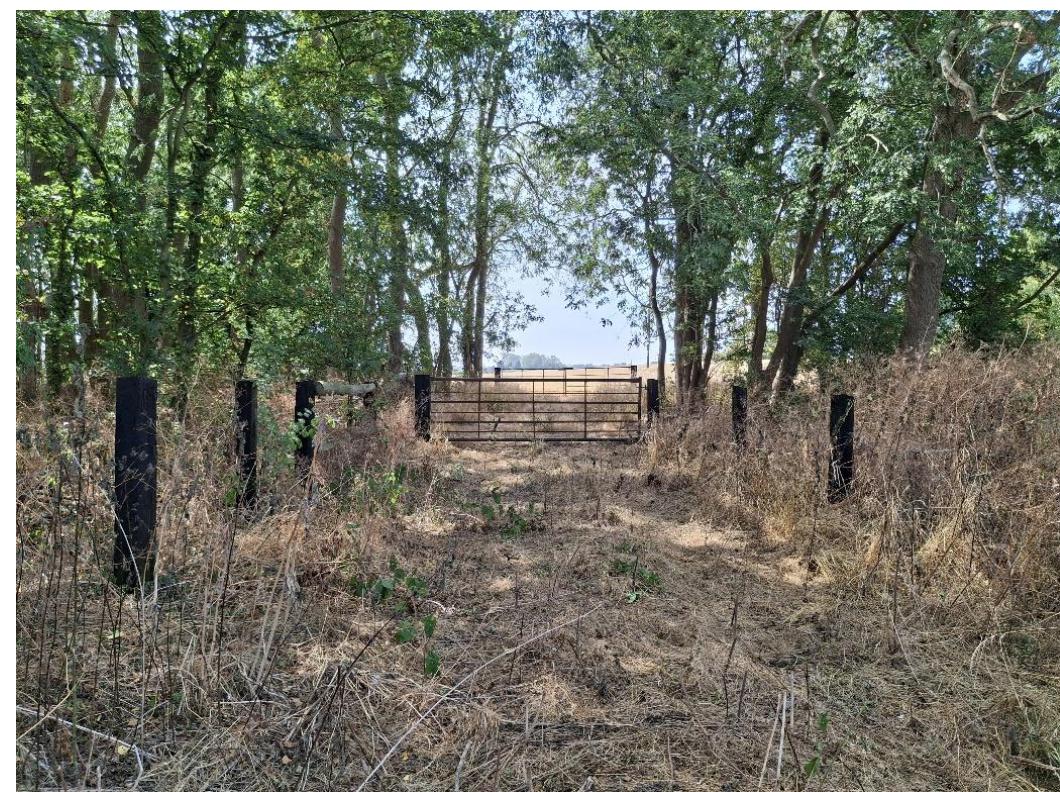
Strictly by appointment with the selling agents, with a copy of the sales particulars to hand.

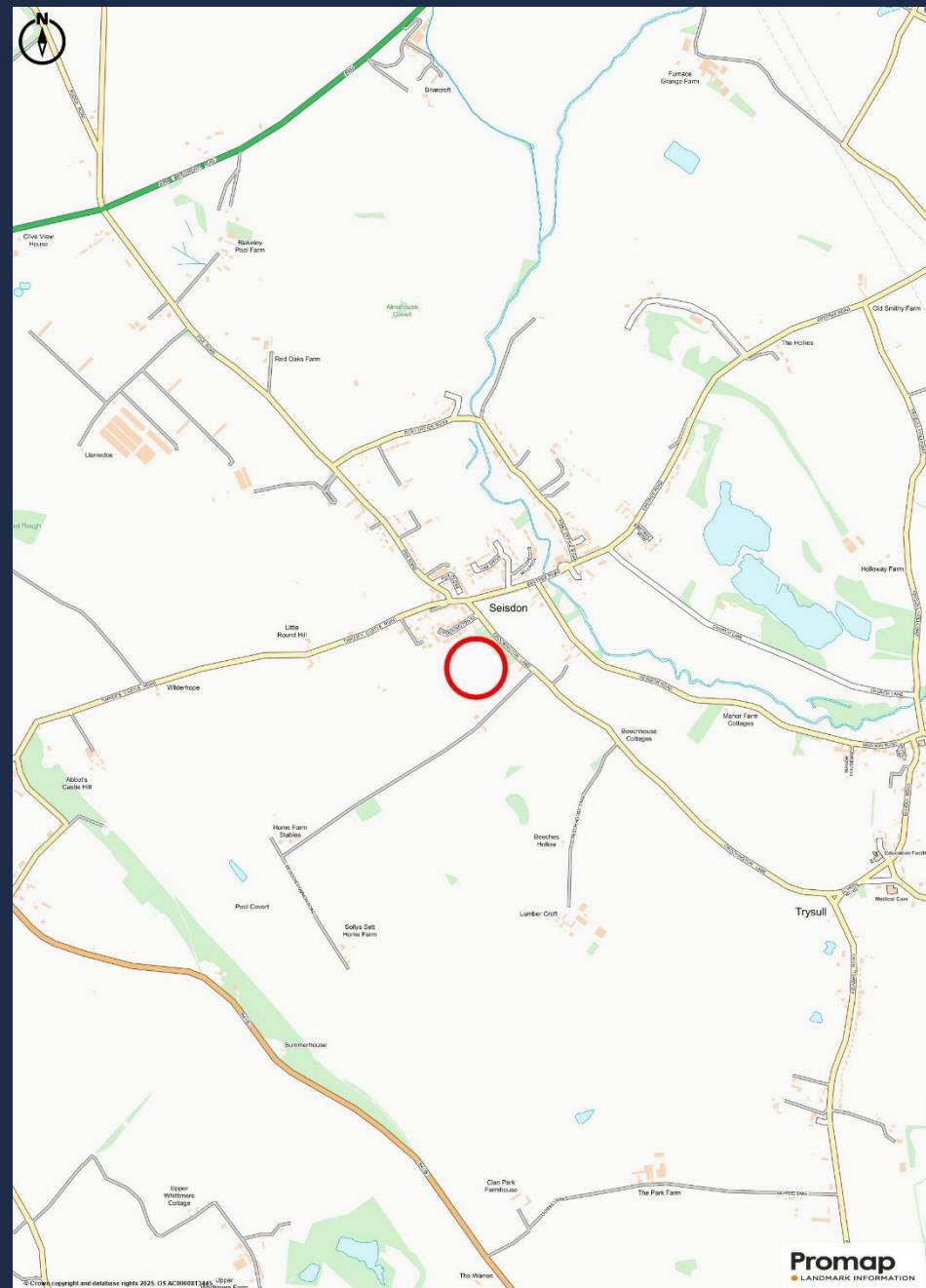
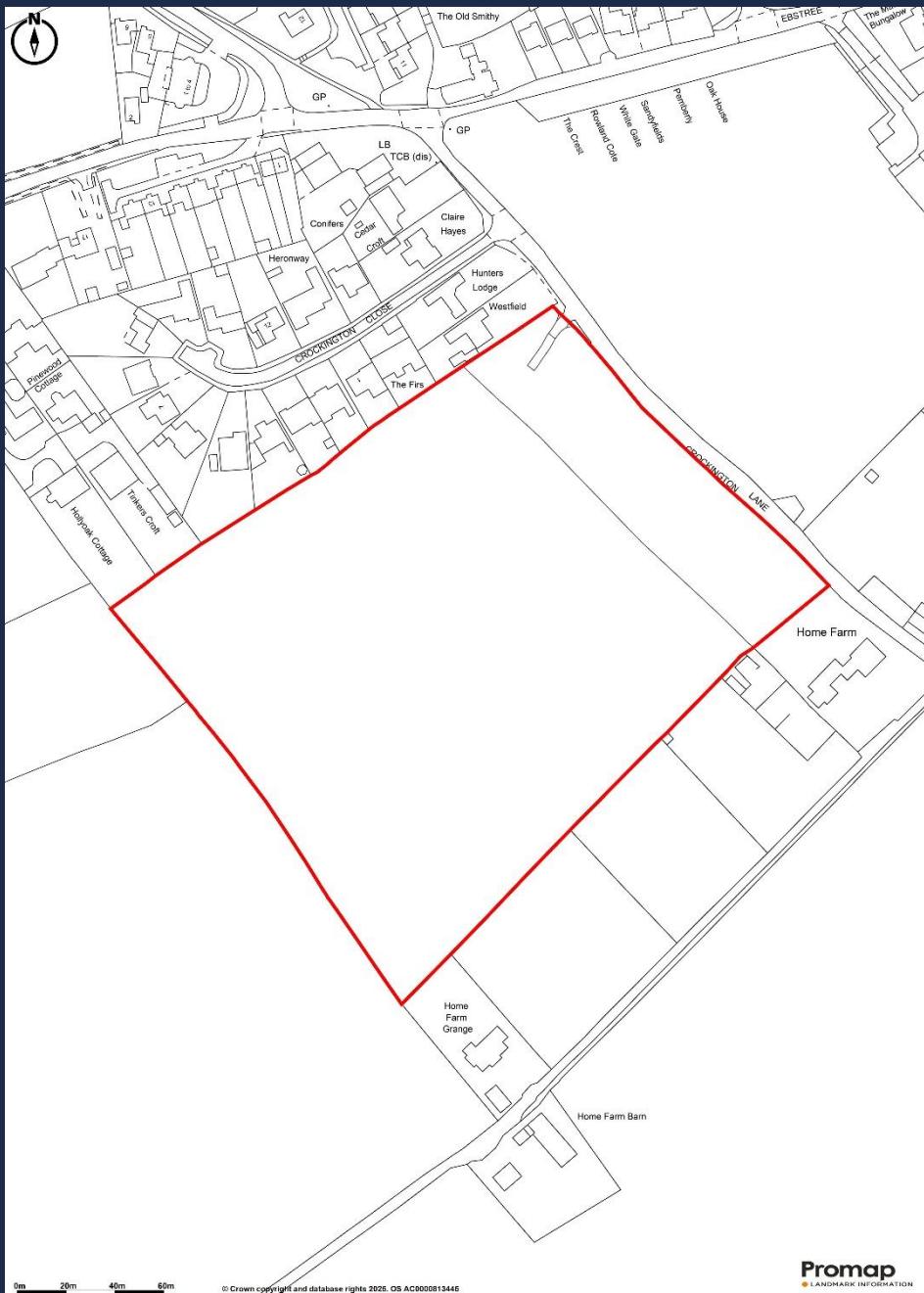
## METHOD OF SALE

The property is offered for sale by private treaty, as a whole.

## 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).





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