

FOR SALE

A RARE OPPORTUNITY TO ACQUIRE A SIZEABLE PLOT OF ACCOMMODATION/GRAZING LAND



For Reference Only

Scale: Not to Scale

LAND AT
WERGS HALL ROAD
CODSALL
WOLVERHAMPTON
WV8 2HH



KEY FEATURES

- An attractive plot of accommodation/grazing land
- Extending to approximately 8.1 acres (3.28 hectares)
- The site is level and regular in shape situated on the rural outskirts of Codsall
- Benefitting from gated access and an additional side entrance
- Offers in the region of £250,000 are invited for the Freehold

interest

DESCRIPTION

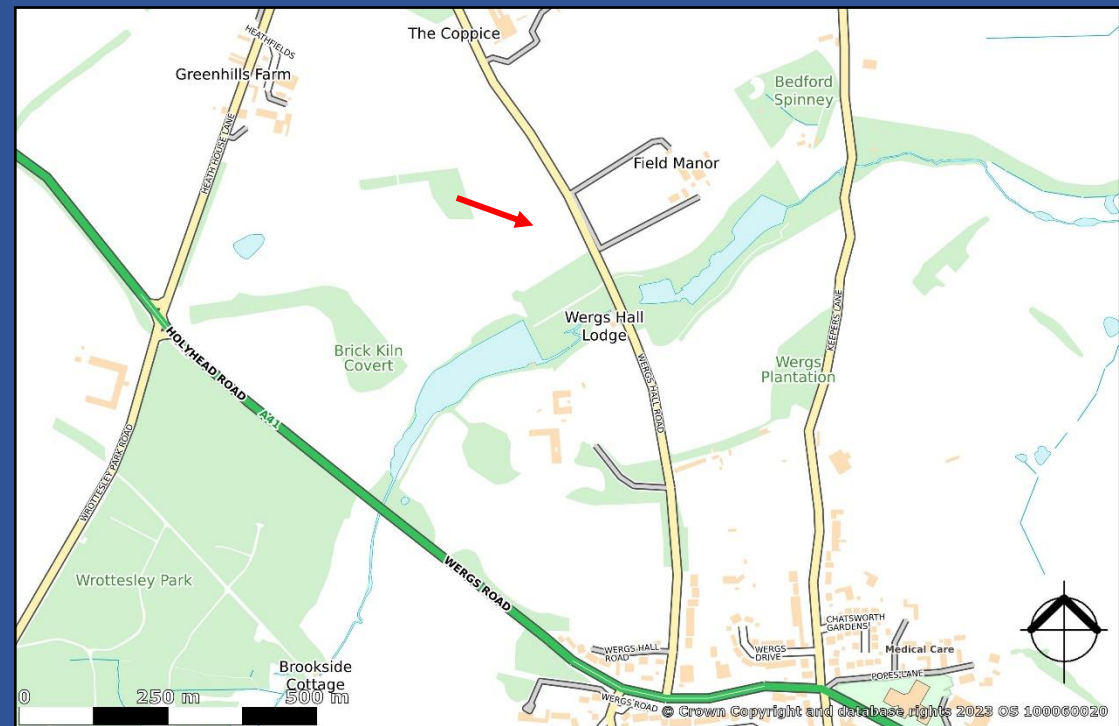
Extending in total to circa 8.1 acres (3.28 hectares), the site benefits from a roadside frontage together with gated access, an attractive outlook to open countryside and the established woodlands beyond. The site also has an additional side entrance, accessed via a single lane grassed track, directly off the main Wergs Hall Road.

SITUATION

The site is located within the rural fringes of the popular village of Codsall, approximately 4.5 miles from Wolverhampton City Centre.

OVERAGE

Within the Transfer of the property there will be an overage provision granted for the benefit of the Vendor and its Successors in Title suggested at 50% of any uplift over a period of 20 years. Please note this is provided as a guide.



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GROUND CONDITIONS AND CONTAMINATION

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

RIGHTS OF WAY, WAYLEAVES ETC.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

TENURE

The site is understood to be of Freehold tenure and is offered for sale by private treaty with the benefit of vacant possession upon completion. The land is subject to possessory title only, however during the legal process insurance indemnity may be available.

GUIDE PRICE

Offers in the region of £250,000 are invited for the freehold interest.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

SERVICES (NOT CHECKED OR TESTED)

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

LOCAL AUTHORITY

The property is located within South Staffordshire Council.

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchases or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

ANTI-MONEY LAUNDERING (AML)

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

VIEWING

Strictly by appointment with the sole Letting Agents:
Towler Shaw Roberts, 4 Tettenhall Road, Wolverhampton, WV1 4SA

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