



Land at Crook Lane

Walsall



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WS9 0RA



40.28ac

An opportunity to purchase approximately 40.28 acres (16.3 hectares) of agricultural land, being suitable for mowing, grazing or arable cropping.

Guide Price:

£14,000 - £18,000 per acre

Description:

The sale of the land at Crook Lane offers the opportunity to purchase 40.28 acres (16.3 hectares) of agricultural land, in three fields. The land is suitable for mowing, grazing or arable cropping. The land is accessed via a single gateway off Crook Lane, just over from the turning to Barr Lakes Lane. The land is bound and divided by mature hedgerows. The land is located in the Great Barr Conservation area.

Location:

The land is accessible directly off Crook Lane, and is conveniently located within a short distance of many larger towns and cities in the West Midlands. The land is some 5 miles south-east of Walsall, 5 miles west of Sutton Coldfield town and 7 miles north of Birmingham City Centre. Close to Barr Beacon nature reserve, Great Barr Golf Club and Sutton Park, the land offers a rural location with close amenities.

What3words: ///palm.club.winner



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Directions:

From Walsall pick up the A4148, Broadway North before picking up the B4151, Sutton Road towards Streetly. Continue along the B4151 for 1.8 miles, shortly after the houses and the turning for Skip Lane on the right, turn right along Crook Lane. Follow Crook Lane for approximately 1 mile and the land is located on the left hand side identified by our 'For Sale' board.

The land can also be approached from the south from the A34 at Great Barr, via Chapel Lane, past the golf club, and turning left into Crook Lane. The land will be on the right.

Services:

We are not aware of any services connected to the land. Purchasers must make their own enquiries in relation to the availability and suitability of all services.

Tenure and Possession:

The land is sold freehold with vacant possession. There is a restriction on part of the title, upon the south-west corner of the southernmost field, which prohibits any buildings from being erected for the purpose of trade, business or manufacturing. Further information is available from the selling agents.

Overage:

There is an overage clause in place reserving 30% of any increase in value resulting from planning consent for any development for a period of 25 years, excluding agricultural and non-commercial equestrian use. The overage may be exercised more than once in this period.

Sporting and Timber Rights:

The Sporting and Mineral rights are assumed to be in hand and included with the sale, however this should be verified by the purchaser's legal advisors. Timber rights are included within the sale as far as they exist on the property.

Rights of Way, Wayleaves and Easements:

Poles and overhead wires cross the land.

A Public Footpath crosses the land from the gateway off Crook Lane continuing through the northern parcel eastwards along the southern boundary of the smallest parcel in the block and into the neighbouring land.

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Method of Sale:

The land is offered by Private Treaty.

Vendor's Solicitors:

Graham Ritchie

Margetts & Ritchie, 331 Gazette Buildings, 168 Corporation Street, Birmingham, B4 6TF

Tel: 0121 236 5517

Local Authority:

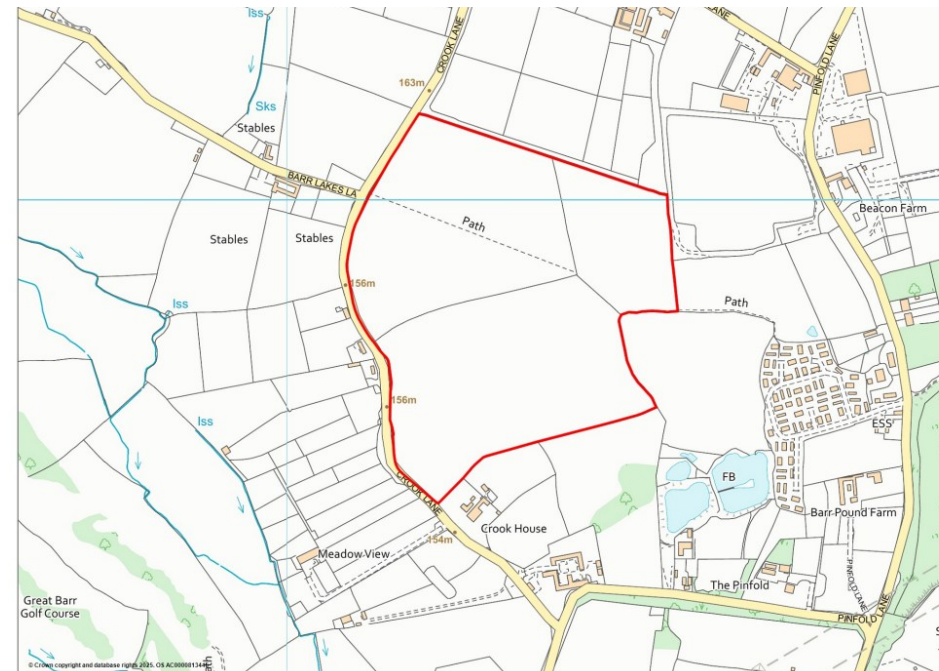
Walsall Council, Civic Centre, Darwall Street, Walsall, WS1 1TP

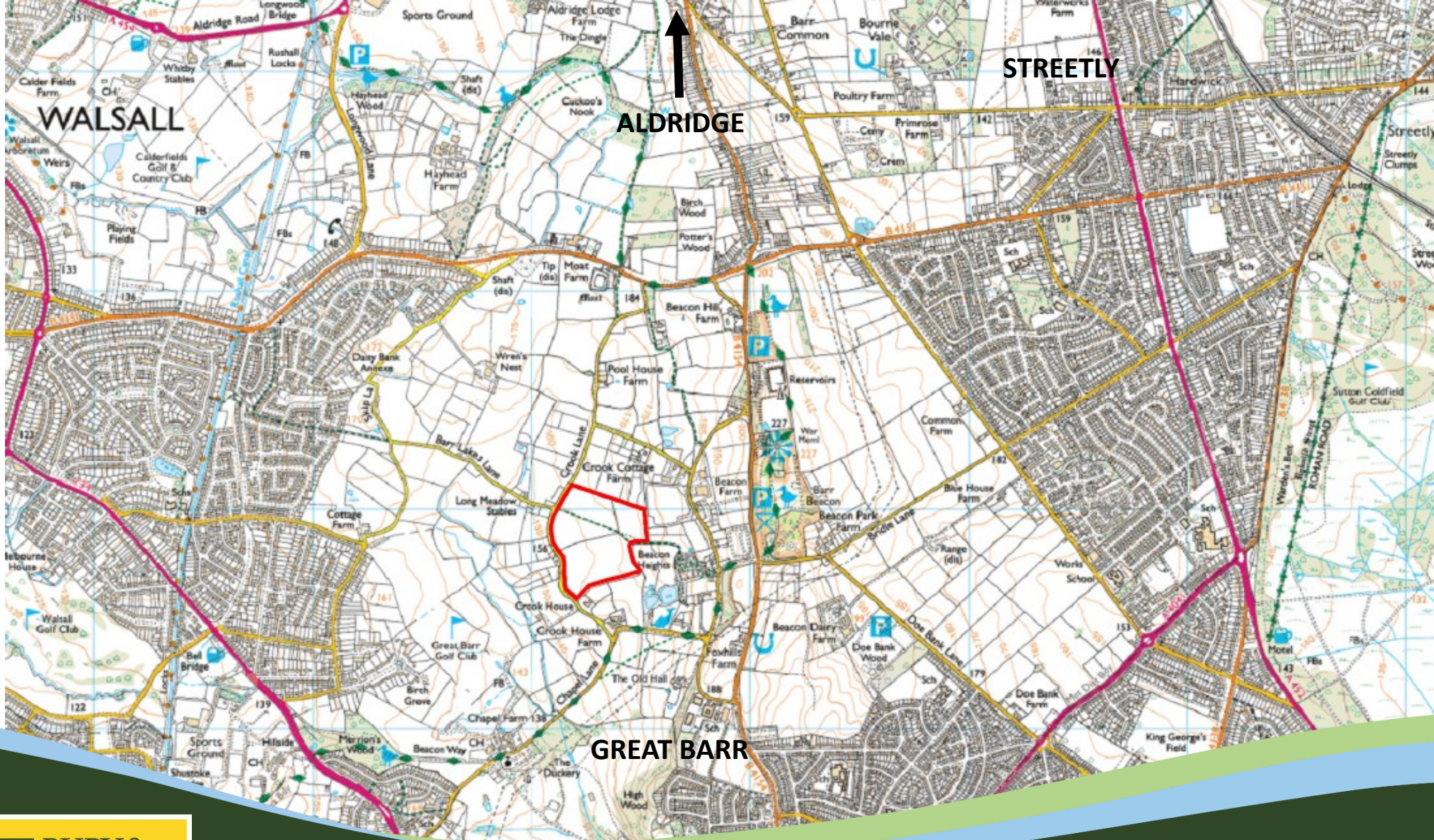
Money Laundering Regulations 2017:

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering regulations 2017, proof of identification and proof of residence.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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