



**FOR SALE**

Offers in the Region of £140,000

## 5.48 acres of Equestrian Land, Sugar Loaf Lane, Iverley, Worcestershire, DY10 3PA

The land is situated on Sugar Loaf Lane, a quiet, easily accessible road from both the Kidderminster and Stourbridge towns. The land extends to 5.48 acres.

Guide Price

Offers in Excess of £140,000



- 5.48 Acres of Superb Equestrian Land
- Roadside access with close proximity to Kidderminster and Stourbridge
- Good Fencing
- Sandy, Well-Draining Soil
- Excellent Hacking Opportunities
- Water Connection

## SITUATION

The land is situated on Sugar Loaf Lane, a quiet, easily accessible road from both the Kidderminster and Stourbridge towns. The land extends to: 5.48 acres

## DESCRIPTION

The land is classified as Grade 3 on the Agricultural Land Classification maps (ALC) and benefits from being sandy, freely draining land making the land ideal for all-weather paddocks. Alternatively, stabling could be erected (STP) to create a private all-year yard.

5.48 acres, larger area for someone with multiple horses.

## ACCESS

The parcel benefits from a Right of Access over the vendors land, as shown on the attached plan. The access is restricted for the uses as follows:

The right for the Transferee and their successors in title, and those authorised by them, in common with the Transferor having the same right to pass with or without vehicles and animals over and along the Accessway to and from the highway at all times for agricultural and personal private equestrian purposes ONLY.

For more information, please contact the agent.

## VIEWING

Please contact the Sole Selling Agents to arrange a viewing, viewing by appointment only.

## FIELD FIXTURES AND FITTINGS

Only those items described in these sale particulars are included within the sale.

## COUNTRYSIDE STEWARDSHIP

There are no current CSS Agreements on the land.

## BASIC PAYMENT SCHEME

The land has not been claimed on under the Basic Payment Scheme recently and there are no Basic Payment Entitlements included within this sale.

## RESTRICTIVE COVENANT

Not to use the Property for anything other than agricultural and personal private equestrian uses. Please note that this is open to negotiation.

## SPORTING, MINERAL & TIMBER RIGHTS

All standing timber, timber and mineral rights are included in the sale. All sporting rights are included in this sale.

## SERVICES

The land benefits from a water connection.

## PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey ProMap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied himself as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

## RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in the sales particulars or not.

## BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and roads and neither the vendor nor the agent will be responsible for defining the ownership.

## METHOD OF SALE

The land is to be offered for sale via private treaty.

## MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

## TENURE

Freehold with vacant possession upon completion.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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### Rural Professional Department

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