



**0.36 acres of Equestrian/Amenity Land at Yew Tree Lane,  
Fairfield, Bromsgrove, B61 9LT**

**01562 820880**  
[www.hallsgb.com](http://www.hallsgb.com)  
[kidderminster@hallsgb.com](mailto:kidderminster@hallsgb.com)

## OPEN TO OFFERS IN THE REGION OF £200/PCM



0.36 acres



### SPECIFICATION

- 0.36 acres of Equestrian/Amenity Land
- Easy access
- Useful Garage

### **SITUATION**

The land is situated off Yew Tree Lane, Fairfield and extends to 0.36 acres of Amenity/Horticultural land.

### **DESCRIPTION**

The land is classified as Grade 3 on the Agricultural Land Classification maps (ALC) and benefits from being a ring-fenced square paddock with gated access directly off Yew Tree Lane, making this an ideal allotment area, summer pony paddock, dog walking facility.

The field is in one useful square paddock, which is flat, benefitting from areas of shade and mains water. The paddock is accessed directly off Yew Tree Lane. There is also a well-sized brick-built garage in the paddock.

We are open to various forms of tenancy agreement, depending on the tenant.

### **VIEWING**

At any reasonable daylight hours with a copy of these particulars to hand.

### **FIELD FIXTURES AND FITTINGS**

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

### **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.

### **COUNTRYSIDE STEWARDSHIP**

There are no current CSS Agreements on the land.

### **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 is subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the particulars or not.

### **MONEY LAUNDERING REGULATIONS**

On putting forward an offer to rent, 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**

Leasehold.

### **SOLE AGENT**

Halls Holdings LTD, Gavel House, 137 Franche Road, Kidderminster, Worcestershire DY11 5AP

Contact Charlotte Hurley BSc (Hons)

Telephone: 01562 820880

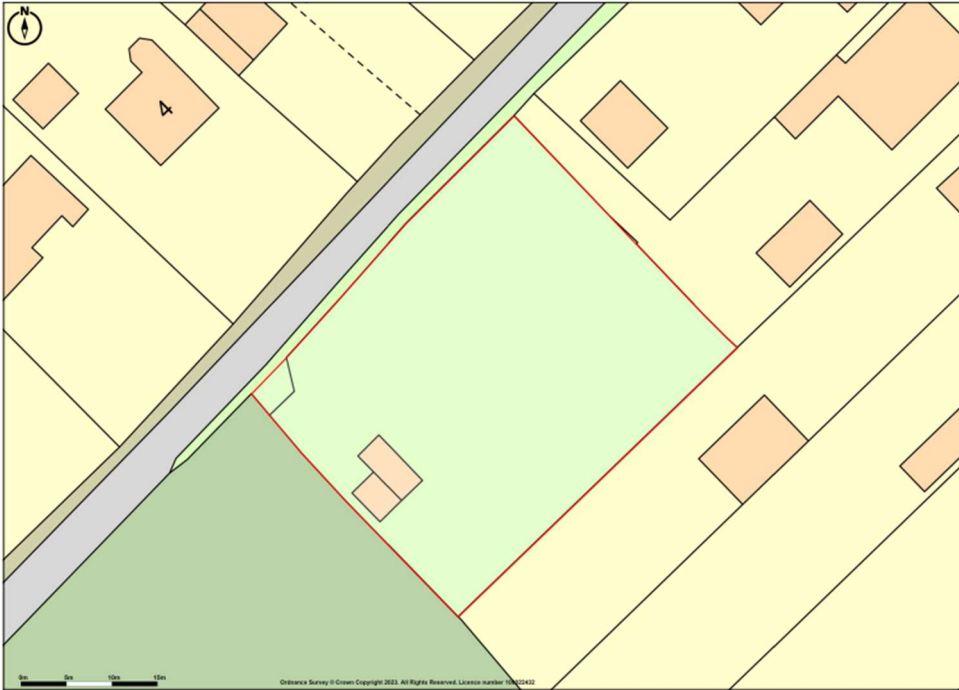
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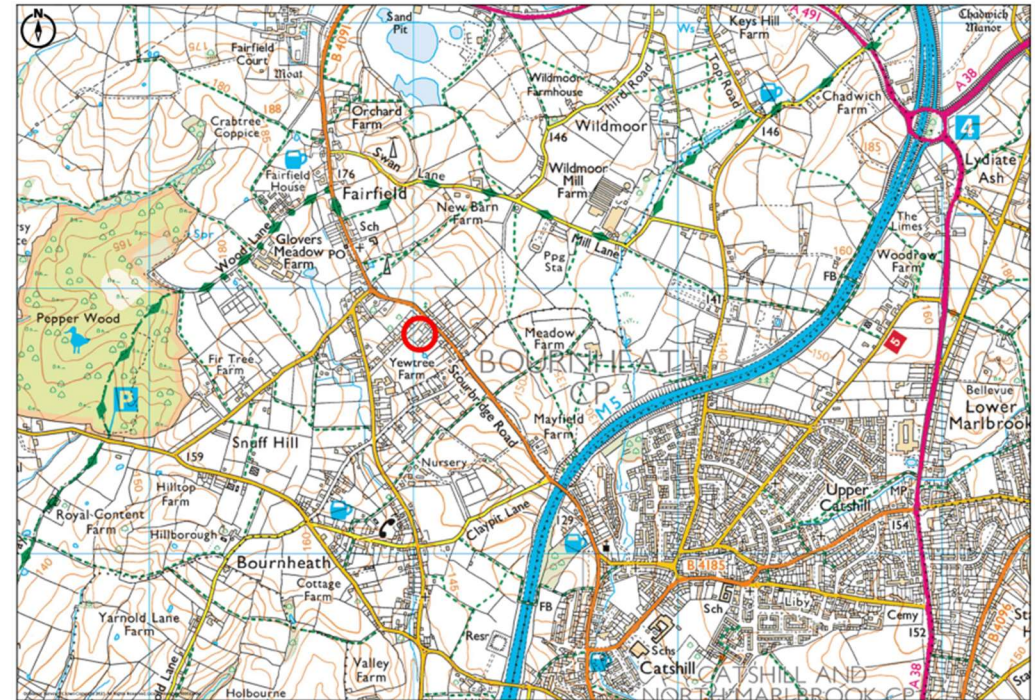


# TO LET

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**DIRECTIONS:** From Kidderminster, follow the A456 towards Blakedown. Turn right onto Belbroughton Road/B4188. After 2.5 miles, turn left onto Drayton Road/B4188. After 0.5 miles turn right onto Hartlebury Lane/B4188, then turn right onto Stourbridge Road/A491. At the roundabout take the third exit onto Stourbridge Road/B4091. At the next roundabout take the first exit and stay on Stourbridge Road. After 0.2 miles turn right onto Yew Tree Lane. The land will be on the right.



**01562 820 880**

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