



4.24 acres of Equestrian/Amenity off Caunsall Road, Caunsall, Kidderminster, DY11 5YH

TO BE SOLD VIA PRIVATE TREATY

01562 820880

www.hallsgb.com
kidderminster@hallsgb.com



FOR SALE

4.24 acres of Equestrian/Amenity off Caunsall Road, Caunsall, Kidderminster, DY11 5YH

OFFERS IN THE REGION OF £85,000



4.24 acres



SPECIFICATION

- **4.24 acres of Equestrian Land**
- **Good roadside access**
- **Superb Potential on edge of Village**
- **Natural Water source**

SITUATION

The land is situated off Caunsall Road with roadside access and parking, and extends to 4.24 acres of equestrian/amenity land.

DESCRIPTION

4.24 acres of relatively flat equestrian grassland, benefiting from potential (STP) for alternative uses or improvements. The property benefits from a natural water course from the River Stour which forms the southern boundary. The land is classified as Grade 3 on the Agricultural Land Classification maps (ALC)

VIEWING

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

What3Words: [///passes.amid.blogs](https://www.what3words.com/passes/amid/blogs)

FIELD FIXTURES AND FITTINGS

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

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.

SPORTING, MINERAL & TIMBER RIGHTS

All standing timber and timber rights are included in the sale.

All sporting rights are included in this sale.

All mineral rights are included in this sale.

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.

FURTHER INFORMATION

For additional information please contact Charlotte Hurley at our Kidderminster office on:

01562 820880

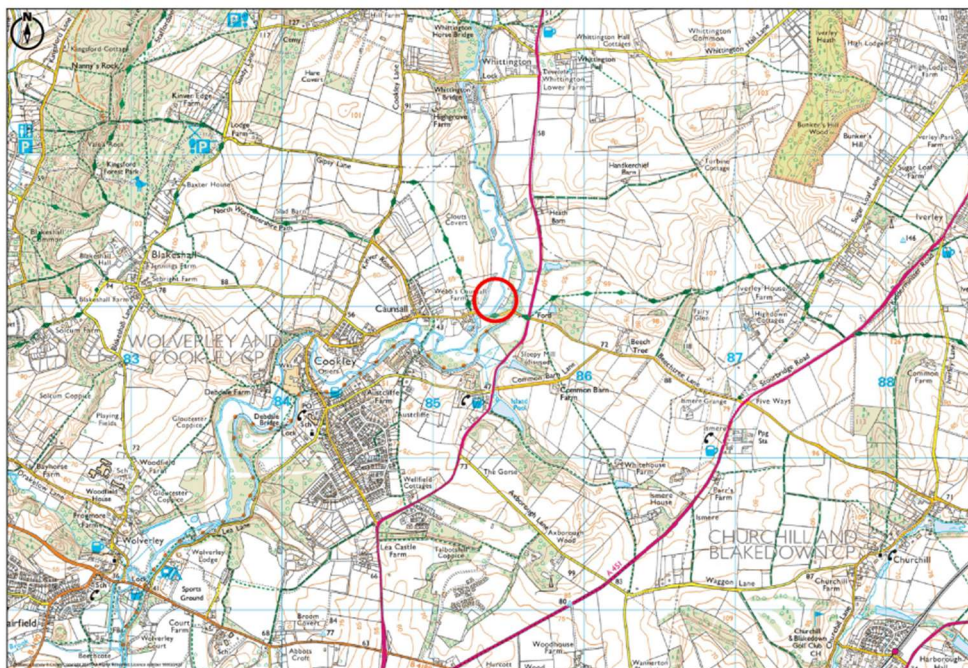
Email: churley@hallsgb.com

Mob: 07983 271543



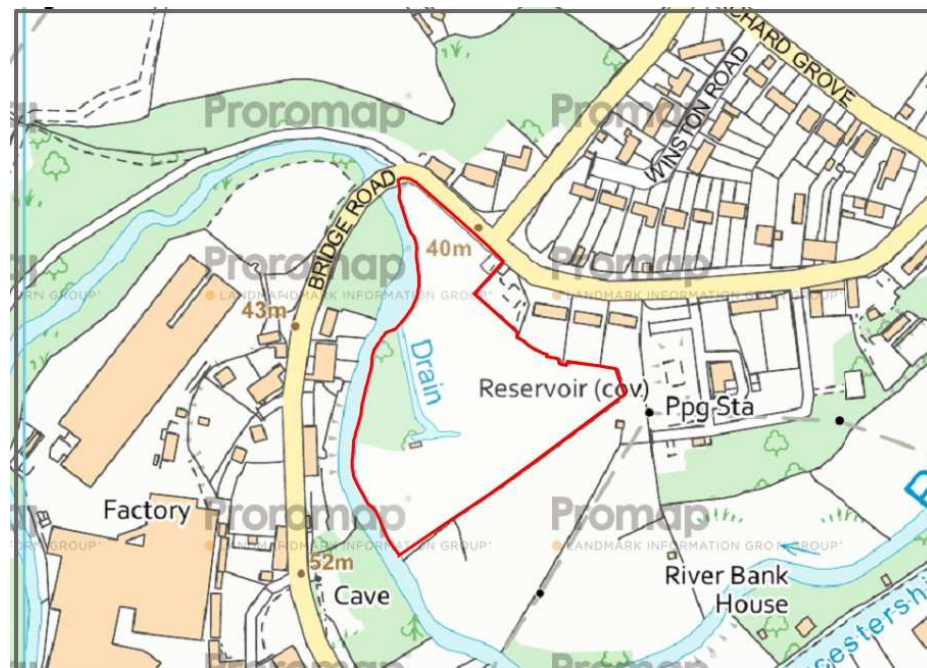
FOR SALE

12.83 acres of Equestrian & Amenity Land at Caunsall, Kidderminster, DY15 5YW



Promap
LANDMARK INFORMATION GROUP

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Halls 1845

01562 820 880

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP

Email kidderminster@halls.gb.com

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