



FOR SALE

Offers in the region of £165,000

16.50 acres of Land, Hyperion Road, Stourton,
Stourbridge, West Midlands, DY7 6SJ

For Sale by Private Treaty.



- 16.5 acres of Pasture Land at Hyperion Road
- Equestrian Grazing Land
- Scenic views over Canal
- Edge of Conurbation Land

SITUATION

The land is located on the edge of the Stourbridge, off Hyperion Road, via a double gated access. Hyperion Road lies in the Stourton suburb of Stourbridge, West Midlands. Stourbridge is a historic market town approximately 11 miles west of Birmingham, nestled at the edge of the Black Country.

DESCRIPTION

The land comprises of approximately 16.50 acres of permanent grassland which is gently undulating.

It has double gated access via Hyperion Road. It has been used for horse grazing for a number of years. The land benefits from hedge and tree lined boundaries, and borders the canal.

According to Soilscales, the soil is a freely draining slightly acid sandy soil, and according to the Agricultural Land Classification for England and Wales, it is classed as Grade 3.

SERVICES

We understand the land has a mains water connection.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

We understand the land is crossed by a public footpath/bridlepath to the eastern boundary. The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

Access via the driveway to the double gates has a right of passage for the owner of the land and all persons authorised by it with or without vehicles and animals at all times over the Access Road for access to and egress from the land, and for all purposes connected with the use and enjoyment of the land.

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

TENURE

The Freehold of the land is being offered for sale. The land will be sold with a grazier in situ with the agreement expiring 26th September 2026, the Common Law Grazing Agreement allows the grazier to graze horses on the land, vacant possession will be granted then.

LOCAL AUTHORITY

South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, WV8 1PX

What3words

///flasks.topics.line

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

VIEWING

Viewings can be carried out at any time during daylight hours, with a set of these particulars in hand. The gates are locked from Hyperion Road, should you wish to access through the gates please contact the office to make an appointment to view, or alternatively please park at the hardstanding area by the adjoining lot (w3w ///muted.incline.thumbnail) and walk through the field.

METHOD OF SALE

The property is for sale by private treaty.

MONEY LAUNDERING REGULATIONS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

SOLICITOR

Mrs Karan Bassi, Higgs and Sons LLP, 3 Waterfront Business Park, Brierley Hill, DY5 1LX Email: karan.bassi@higgsllp.co.uk 01384 327276

AGENTS

Sarah Hulland BSc (Hons) MRICS FAAV, Halls Holdings Limited, Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP. Tel: 01562 820880. Email: shulland@hallsgb.com



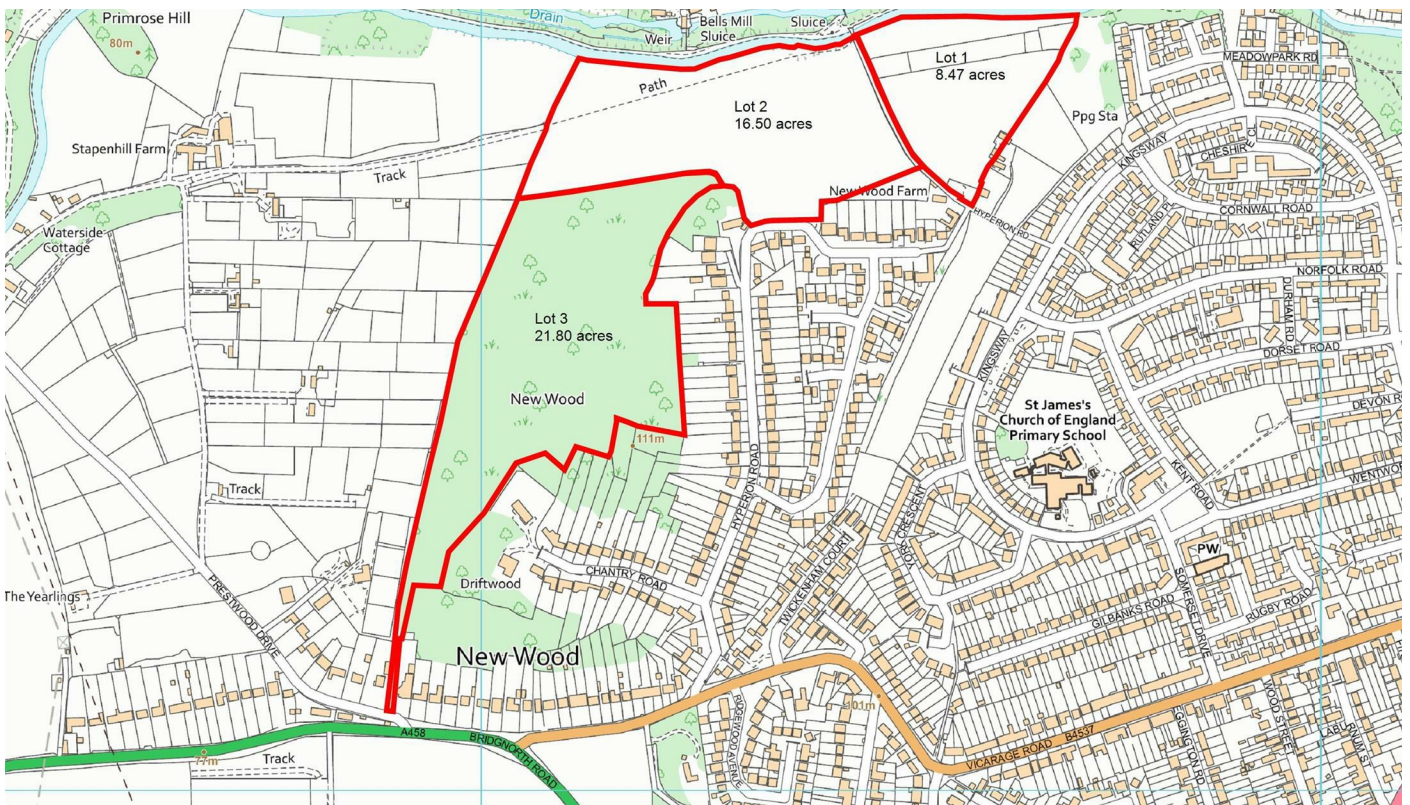
0 Reception
Room/s



0 Bedroom/s

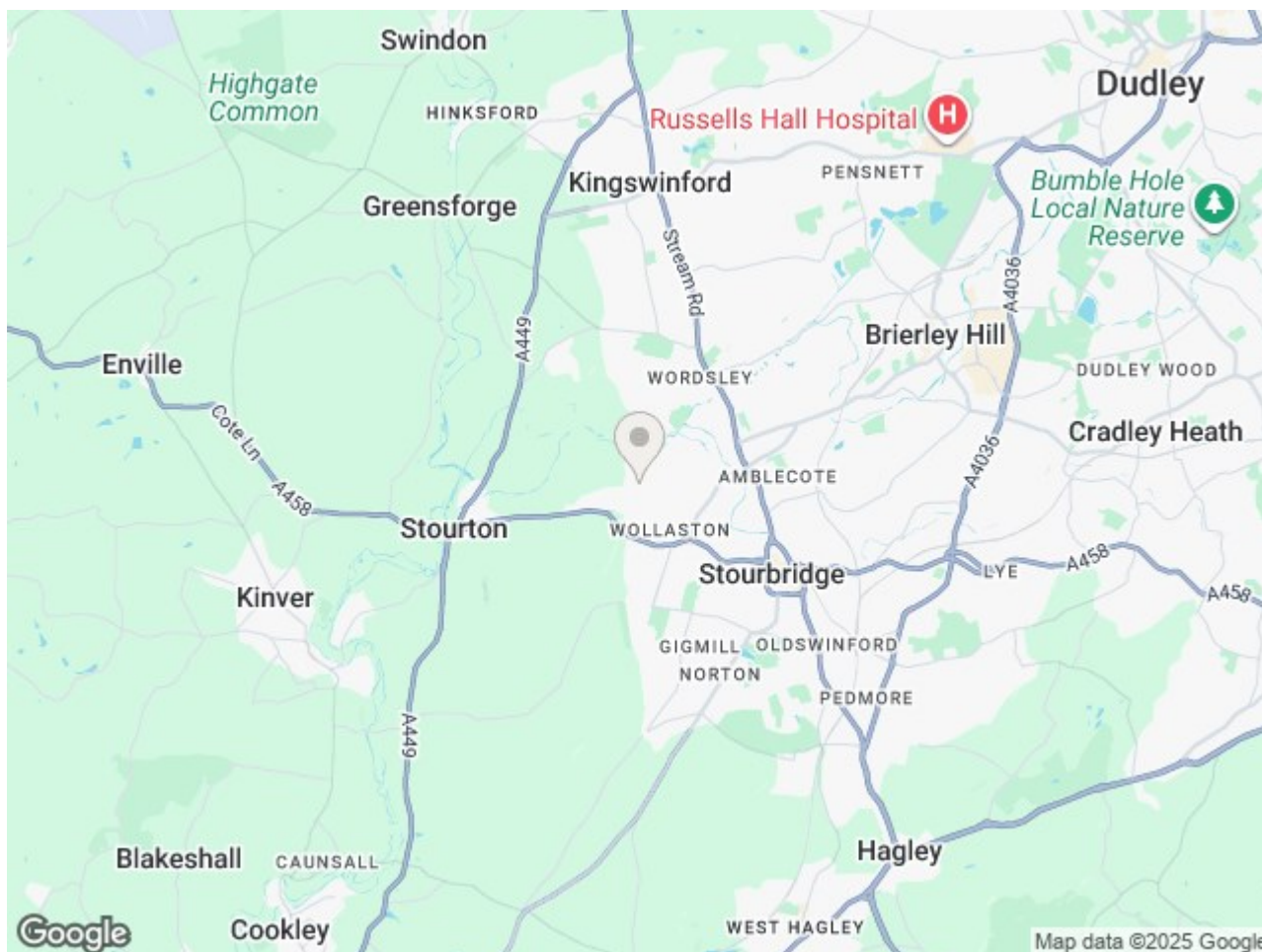


0 Bath/Shower
Room/s



FOR SALE

16.50 acres of Land, Hyperion Road, Stourton, Stourbridge, West Midlands, DY7 6SJ



01562 820880

Kidderminster Sales

137 Franche Road, Kidderminster, Worcestershire, DY11 5AP

E: kidderminster@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.