



**FOR SALE**

Offers in the Region of £100,000

## 1.29 Acres Pasture Land at, Erdington Road, Barr Common, Aldridge, Walsall, WS9 0AN

Located South of Aldridge and on the outskirts of Walsall, the land benefits from roadside access via Erdington Road as well as Barr Common Road.



## SITUATION

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## DESCRIPTION

A rare opportunity to purchase approximately 1.29 acres of level, productive pastureland, ideally suited for livestock grazing or equestrian use. The land benefits from a very level topography and is bordered by mature hedgerows and timber fencing. The land has potential for future development.

The land is registered on Land Registry

According to Soilscape, the soil type is classified as slightly acid freely draining sandy soil.

## SPORTING, MINERAL & TIMBER RIGHTS

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

## WHAT3WORDS

//decks.weds.pool

## SERVICES

It is assumed there are no mains services connected to the land.

## TENURE

The land is said to be of freehold tenure with vacant possession upon completion.

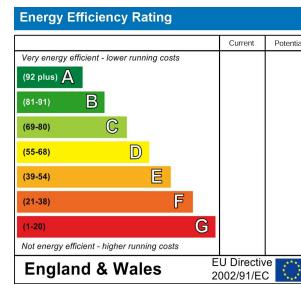
## FIXTURES & FITTINGS

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

**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



01562 820880

### Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way,  
Battlefield, Shrewsbury, Shropshire, SY4 3DR  
Email: [reception@hallsrb.com](mailto:reception@hallsrb.com)



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