

**6.06 acres of Equestrian and Pasture Land at Timber Lane,
Stourport-on-Severn, DY13 9DW**

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Offers Welcome



SPECIFICATION

- Extending to 6.06 acres (2.45 hectares) of versatile pasture land
- Backing onto Stourport-on-Severn area with excellent accessibility
- Opportunity for those seeking equine land, grazing, or general amenity use

SITUATION

The land is situated off Timber Lane, Stourport-on-Severn and extends to 6 acres of pasture and equestrian land.

DESCRIPTION

Extending in total to approximately 6.06 acres (2.45 hectares), the land is classified as Grade 3 under the Agricultural Land Classification (ALC) maps and provides an excellent opportunity for those seeking quality grazing or equestrian land. The property benefits from two points of access off Timber Lane and includes a wooden field shelter located in the East corner.

The paddocks enjoy a flat topography, with its flexible layout, multiple access points, and desirable location backing onto Stourport-on-Severn; the land is ideally suited for equestrian pursuits, grazing, or general amenity use, combining the best of rural character with excellent accessibility.

TENURE AND LETTING

The land is available To Let, with the landlords open to considering a variety of tenancy arrangements. Preference will be given to responsible tenants with equestrian or agricultural requirements, ensuring the land is managed and enjoyed to its full potential.

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.

AGRICULTURAL SCHEMES AND GOVERNMENT GRANTS/SUBSIDIES

There are no current CSS/SFI Agreements on the land. The land has not been claimed on under the Basic Payment Scheme recently and there are no Basic Payment Entitlements included within the tenancy agreement.

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.

LOCATION

What 3 Words: ///curry.smiled.grab

The property is approximately 0.5 miles from Stourport-on-Severn centre, 3 miles from Kidderminster and 9.3 miles from Bromsgrove.

SOLE AGENT

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

Contact Charlotte Hurley BSc (Hons) MRICS

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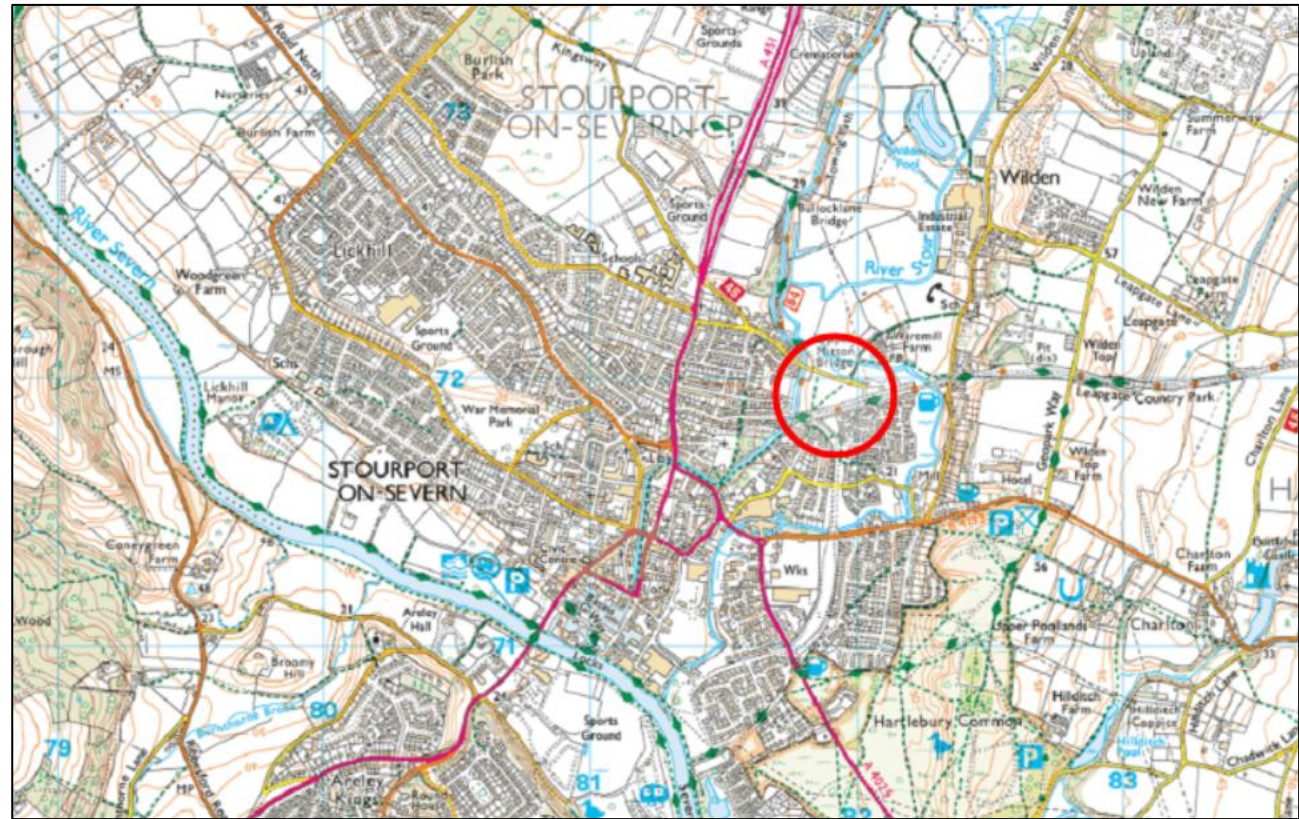
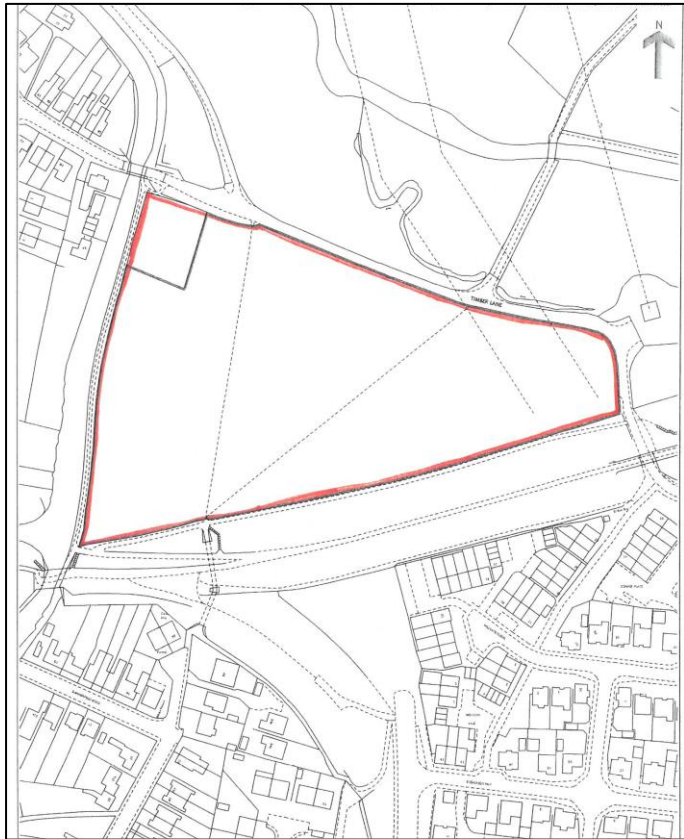
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TO LET

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