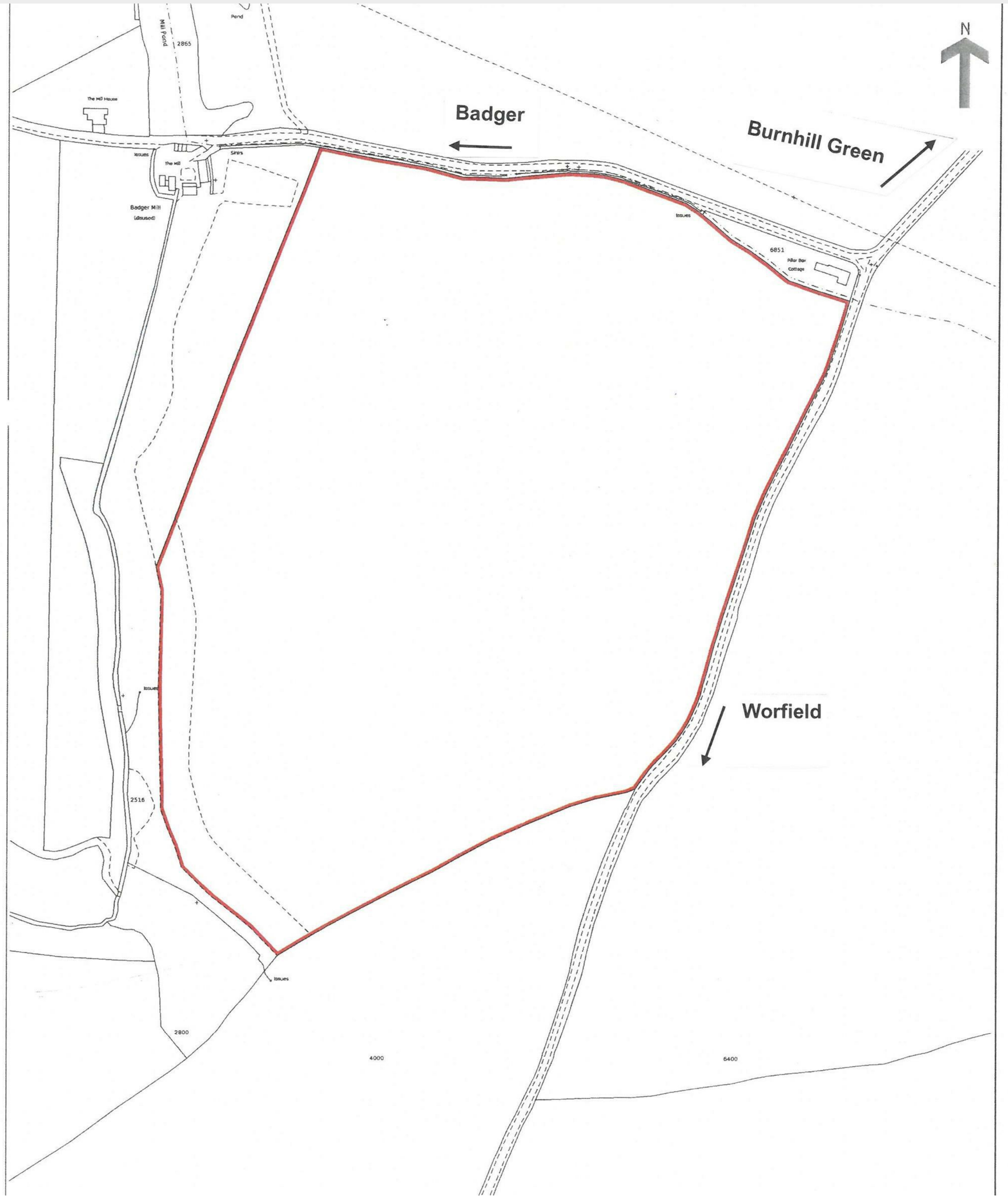
FOR SALE

Land at Badger Mill Albrighton Road, Burnhill Green, Nr Wolverhampton, WV6 7JQ



Halls 1845

01743 450 700

Rural Professional Department
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield,
Shrewsbury, Shropshire, SY4 3DR
Email: reception@hallsgb.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.



Halls 1845

Offers In The Region Of £500,000

Land at Badger Mill Albrighton Road, Burnhill Green, Nr Wolverhampton, WV6 7JQ

Arable land extending to 38.40 acres for sale by Private Treaty







FOR SALE

Burnhill Green 1 mile, Albrighton 3 miles, Shifnal 6 miles, Bridgnorth 8 miles
{All distances are approximate)

- **Extending to 38.40 acres**
- **Fertile Medium Loam Soil**
- **Good road access**
- **One enclosure**
- **Flat and free draining**
- **For Sale by Private Treaty**

DESCRIPTION
Halls have been favoured with instructions by the Kemp family to sell this field, which they used to farm in conjunction with Burnhill Green Farm, as it is now surplus to their requirements.

It is in one enclosure which has a fertile medium loam soil and is capable of growing a combination of arable cereal and cash crops. It is flat and free draining, has good road access and has been in an arable rotation for many years.

SITUATION
It is situated adjacent to the junction of the Burnhill Green to Worfield and Badger to Ackleton council maintained roads.

ACCESS
Vehicular access can be obtained either from Burnhill Green to Badger Road or from Burnhill Green to Worfield Road.

RURAL LAND REGISTER
It is registered on the Rural Land Register with the Rural Payments Agency.

STATUTORY DESIGNATIONS
It is situated within the green belt and is within a Nitrate Vulnerable Zone (NVZ).

ENVIRONMENTAL SCHEMES
There are no current Environmental Schemes on this land.

WATER
There is a mains water pipe on the verge of the Council maintained road opposite Pillar Box Cottage.

SPORTING RIGHTS
They are in hand.

INGOING
There will be no ingoing valuation.

CROPPING DETAILS
Cropping:
2026 - Winter Barley
2025 - Winter Barley
2024 - Winter Wheat

TENURE & POSSESSION
The land is freehold and vacant possession will be given on completion.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES
The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive covenants whether specifically mentioned within these particulars or not.

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.

BOUNDARIES, FENCES AND ROADS
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.

METHOD OF SALE
This land (15.54ha / 38.40 acres) is being sold by Private Treaty

The Vendor and their Agent reserve the right to withdraw or divide the property and vary the sale method if required.

VIEWINGS
Viewing is available during reasonable daylight hours with a set of these particulars.

AGENT
Peter Willcock FRICS FAAV
Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR
Tel: 01743 450700
Email: peterw@hallsgb.com, rachelh@hallsgb.com

SOLICITOR
Hana Ghale, Gunner Cooke Solicitors LLP
hana.ghale@gunnercooke.com
07592 410 916

ANTI-MONEY LAUNDERING (AML) CHECKS
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 £36 (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.



