

2.8 ACRES OF EQUESTRIAN LAND OFF SANDY

| BLAKEDOWN | | DY10 4ND

A gently sloping paddock comprising Grade 3 sandy, freely draining land, ideally suited to year-round equestrian use. The land benefits from secure fencing, a water connection, a substantial pole barn and a separate pony shelter, together with direct bridleway access and excellent nearby equestrian facilities.

Offers in the region of £88,000

KEY FEATURES & DETAILS

- **2.8 Acres of Equestrian Land**
- **Water Connection**
- **Excellent Range of Equestrian Facilities Nearby**
- **Secure Fencing**
- **Range of useful buildings**

SITUATION
The land is situated along a bridle path accessed via Deansford Lane & Sandy Lane, Kidderminster and extends to 2.8 acres of equestrian pastureland.

DESCRIPTION
The land is classified as Grade 3 on the Agricultural Land Classification maps (ALC) and benefits from being sandy, freely draining land making this paddock an ideal all-weather turn-out field.

The land also benefits from a large pole barn suitable as a field shelter, stabling or fodder storage along with a small field shelter for ponies.

The field is in one useful square paddock, which is gently sloping and benefits from a water connection along with secure fencing to all boundaries. The paddock is accessed directly off the bridle path, which can be accessed from either Deansford Lane or Sandy Lane.

The land is conveniently located to fantastic bridle way networks and equestrian facilities in the immediate vicinity.

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

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.

SERVICES
The land benefits from a water connection.

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 outgoings 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.

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.

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

DIRECTIONS
From Kidderminster town head south-east on Franche Rd/A442 towards Woodland Ave. At the roundabout, take the 3rd exit onto Proud Cross Ringway/A442. Keep left to continue towards Park Butts Ringway/A456. Continue straight onto Park Butts Ringway/A456. At the roundabout, take the 2nd exit onto The Ringway/A456. At the roundabout, take the 1st exit onto Coventry St/A456. Continue to follow A456. Make a U-turn. Turn left onto Deansford Lane. At Deansford Equestrian Centre there is a bridle path, continue onto the bridle path following the signs to the land.







Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning and development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.

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Halls 1845

KIDDERMINSTER SALES

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.