

21.75 ACRES OF EQUESTRIAN/AGRICULTURAL

UPPER PENN | WOLVERHAMPTON | | WV4 5JL





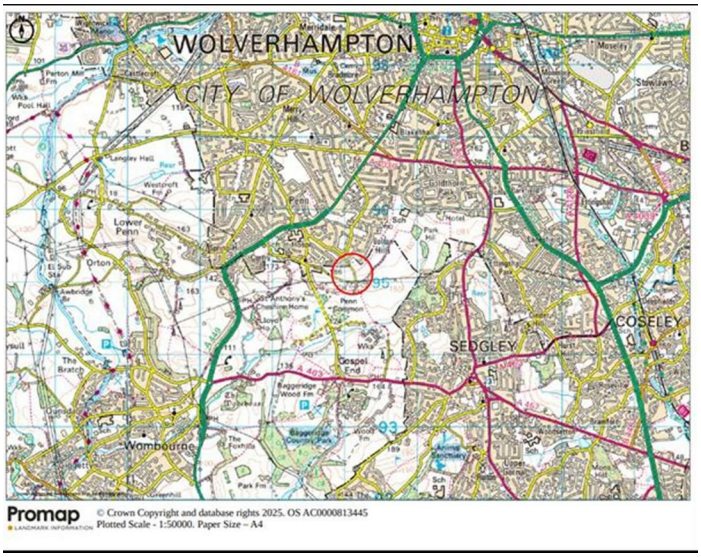


Extending to approximately 21.75 acres (8.8 hectares), this versatile land offers an outstanding opportunity for equestrian or agricultural use.

The land is arranged in two level parcels, extending to approximately 7.92 acres and 13.83 acres, divided by a well established hedgerow. The larger field features a pond, providing both amenity and visual interest. Both parcels are enclosed by good stock-proof hedges and fencing, offering secure boundaries and flexible use.

£500 PCM





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- **Equestrian/Agricultural Land extending to 21.75 acres**
- **Level to gently sloping pasture, providing excellent usability and accessibility**
- **Secure boundaries with established hedgerows and fencing**
- **Single gated access from Wakeley Hill**
- **Backing onto the sought after Upper Penn area**
- **Offers Invited to rent**

LOCATION/SITUATION

Situated in the highly desirable Upper Penn area, the land combines privacy and rural character with excellent access to Wolverhampton and surrounding towns.

This is a rare opportunity to let a substantial, level and versatile parcel of land in a sought-after semi-rural location, ideal for equestrian, agricultural, or lifestyle use.

W3W

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The property is approximately 9 miles from Wolverhampton city centre and 10 miles from Junction 10 of the M6 motorway, offering excellent connectivity to regional and national transport networks.

DESCRIPTION

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Offers invited to rent.

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 agreement.

AGRICULTURAL SCHEMES & 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

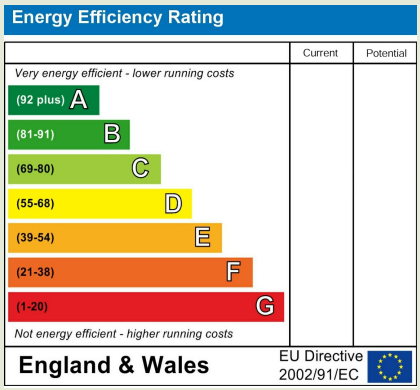
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all 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.

FURTHER INFORMATION

For additional information please contact Charlotte Hurley at our Kidderminster office on:
T: 01562 820880
Email: churley@hallsgb.com
Mob: 07983 271543



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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The Property Ombudsman

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 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