

APPROXIMATELY 10.50 ACRES (4.249 HECTARES) LAND
At Lower Lanes Meadow, Seisdon, Wolverhampton, WV5 7HH



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Guide Price: £140,000



AN EXCELLENT OPPORTUNITY TO ACQUIRE A VERSATILE PARCEL OF LAND

- Productive Grade 2 land, currently used for arable cropping
- Potential for a variety of uses, including agricultural, equine, environmental or amenity (subject to the necessary planning consents)
- Located desirably, close to the settlement of Seisdon
- Accessed via Lower Lanes Meadow, off Fox Road.

FOR SALE BY PUBLIC AUCTION

GUIDE PRICE:

£140,000

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The property is located on the outskirts of Seisdon, being found in a tucked away position along Lower Lanes Meadow, which is accessed off Fox Road. The land is approximately 9 miles east of Bridgnorth and approximately 7 miles west of Wolverhampton.

The land is conveniently located, and also found in close proximity to a network of bridleways.

THE PROPERTY

An exciting opportunity has arisen to acquire a piece of versatile and productive land, in a desirable location, offering potential to a wide range of purchasers.

The property comprises a single parcel of agricultural land extending to approximately 10.50 acres (4.249 hectares). The Land is generally level in nature, making it suitable for a wide range of uses, and is bound by a mixture of hedgerows and fences.

Situated on the land are two buildings, including an open fronted fodder store/shelter and a separate secure storage building.

The grade 2 land is currently used for arable cropping, but has potential to also suit agricultural grazing and mowing, equestrian, environmental or amenity uses (subject to obtaining the necessary planning consent).

EASEMENTS, WAYLEAVES, RIGHTS OF WAY & SERVICES

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations easements and wayleaves whether referred to in these particulars or not. All interested parties are advised to make their own enquiries as to the provision of services.

TENURE & POSSESSION

We are advised that the property is freehold.

DESIGNATIONS

The property is designated as being within the South Staffordshire Greenbelt, and within a Nitrate Vulnerable Zone.

VIEWING

Strictly by appointment with the selling agents, during day light hours and with a copy of the sales particulars to hand.

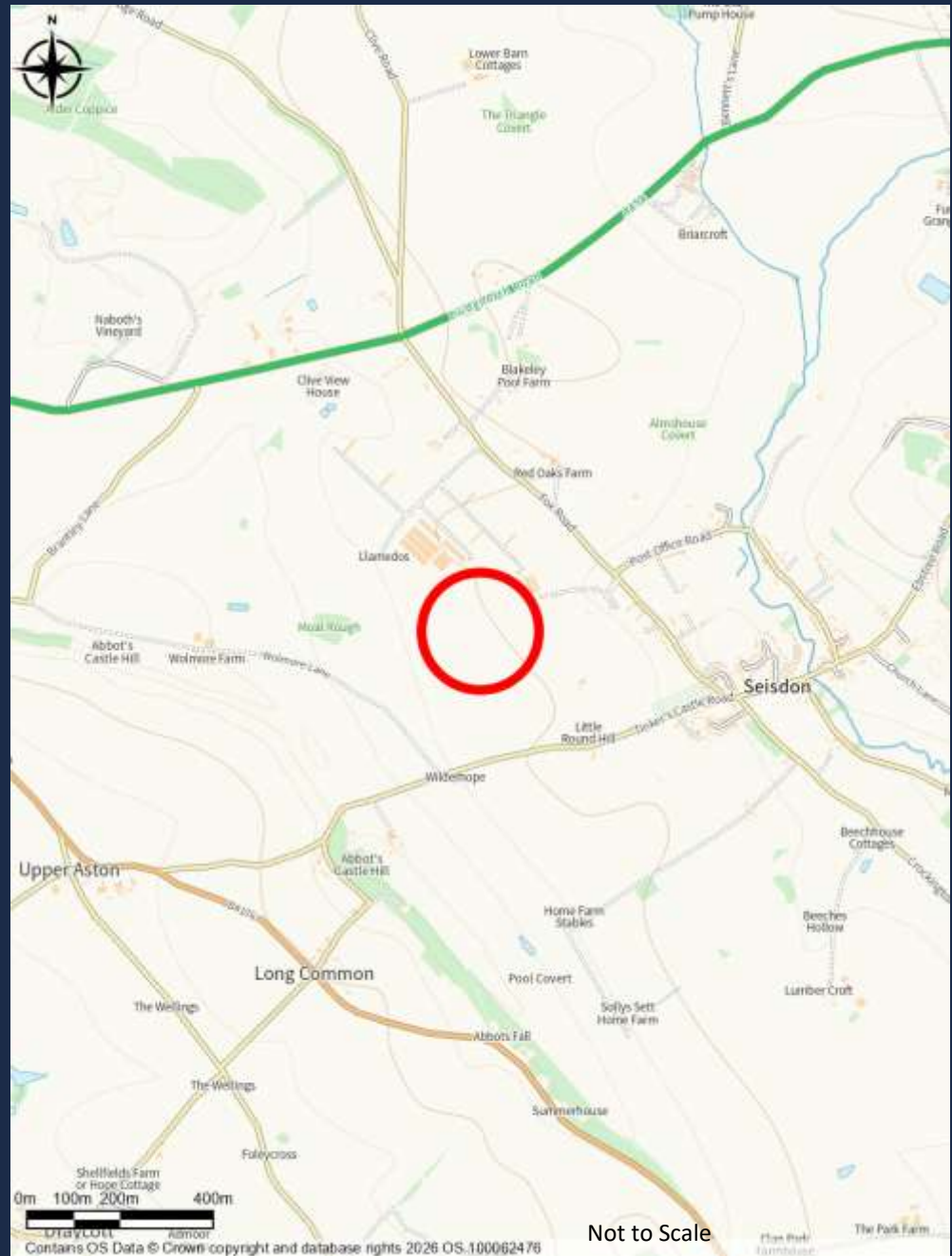
METHOD OF SALE

The property is offered for sale by public auction.

MONEY LAUNDERING REGULATIONS

Within the terms of the Money Laundering Regulations (MLR2017) all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).





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