



FOR SALE

Offers in the Region of £100,000

1.29 Acres Pasture Land at, Erdington Road, Barr Common, Aldridge, Walsall, WS9 0AN

Located South of Aldridge and on the outskirts of Walsall, the land benefits from roadside access via Erdington Road as well as Barr Common Road.



SITUATION

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DESCRIPTION

A rare opportunity to purchase approximately 1.29 acres of level, productive pastureland, ideally suited for livestock grazing or equestrian use. The land benefits from a very level topography and is bordered by mature hedgerows and timber fencing. The land has potential for future development.

The land is registered on Land Registry

According to Soilscapes, the soil type is classified as slightly acid freely draining sandy soil.

SPORTING, MINERAL & TIMBER RIGHTS

All standing timber, timber rights, sporting and mineral rights are included in the sale.

WHAT3WORDS

///decks.weds.pool

SERVICES

It is assumed there are no mains services connected to the land.

TENURE

The land is said to be of freehold tenure with vacant possession upon completion.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

METHOD OF SALE

The land is to be offered for sale via private treaty. Best and Final Offers to be submitted by Friday 2nd January at 12 noon to Sarah Hulland shulland@halls.gb.com

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 in force, subject to any road or widening improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

RIGHTS OF WAY

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

PLANS, AREAS & 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 themselves 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.

VIEWINGS

Viewings can be carried out at any time during daylight hours, with a set of these particulars in hand.

BOUNDARIES

The purchaser will 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.

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 £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.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Rural Professional Department

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