



3.93 ACRES LAND DEANSFORD LANE

| KIDDERMINSTER || DY10 3NN



A versatile 3.93-acre equestrian holding with excellent grazing, stabling and facilities, all set within one practical rural location.

Guide Price £140,000



- 3.93 acres of Equestrian Land
- Stockproof fencing throughout
- Split into 5 suitable paddocks
- Good road access
- Stable block with a good range of buildings
- Water connection
- Excellent hacking opportunities nearby

SITUATION

The land is situated in a well-positioned and established rural setting. The land extends to approximately 3.93 acres split into useful size paddocks, providing a rare opportunity to acquire a private and personal equestrian retreat.

ACCESS

The land is accessed directly off Deansford Lane via a gravel drive and secure gateway that extends into a small parking area for easy access to the property.



DESCRIPTION

The 3.93 acres of land is thoughtfully divided into five useful blocks providing an excellent opportunity and flexibility for rotational grazing and equestrian activities. The nature of the land itself is relatively level and easy to manage, with stock-proof fencing established throughout, creating a practical and versatile equestrian holding.

At the center of the property is a well-positioned yard area that includes two mobile stable blocks on skids, offering added flexibility and a further two permanent stable/storage sheds. The stables have historically been powered by generators and solar panels. The yard area and field parcel all benefit from a connected water supply.

The property is a fantastic opportunity for those looking to obtain an equestrian property that benefits from all the facilities in one contained rural location

SERVICES

To our knowledge water is connected to the property.

VIEWING

Block Viewings, by appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

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.

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 outgoing 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@halls.gb.com
Mob: 07983 271543

DIRECTIONS

From the agent's office on Franche Road, 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 for a short distance, then take the slip road off the A456 and heading over the carriageway onto Deansford Lane. At Deansford Equestrian Centre there is a bridle path, continue onto the bridle path following the signs to the land.

WHAT3WORDS

///given.interests.hardening



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	

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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.