FOR SALE

Offers in the Region of £100,000

5.48 acres of Equestrian Land, Sugar Loaf Lane, Iverley, Worcestershire, DY10 3PA

The land is situated on Sugar Loaf Lane, a quiet, easily accessible road from both the Kidderminster and Stourbridge towns. The land extends to 5.48 acres.

The Land is also available in smaller lots.

Guide Price
Offers in Excess of £100,000

FOR SALE

- 5.48 Acres of Superb Equestrian Land
- Roadside access with close proximity to Kidderminster and Stourbridge
- Good Fencing
- Sandy, Well-Draining Soil
- Excellent Hacking Opportunities
- Water Connection
- Also available in smaller lots

SITUATION
The land is situated on Sugar Loaf Lane, a quiet, easily accessible road from both the Kidderminster and Stourbridge towns. The land extends to: 5.48 acres and is available as a whole or smaller lots.

DESCRIPTION
The land is classified as Grade 3 on the Agricultural Land Classification maps (ALC) and benefits from being sandy, freely draining land making the land ideal for all-weather paddocks. Alternatively, stabling could be erected (STP) to create a private all-year yard.

5.48 acres, larger area for someone with multiple horses or can be split into smaller lots.

ACCESS
The parcel benefits from a Right of Access over the vendors land, as shown on the attached plan. The access is restricted for the uses as follows:

The right for the Transferee and their successors in title, and those authorised by them, in common with the Transferor having the same right to pass with or without vehicles and animals over and along the Accessway to and from the highway at all times for agricultural and personal private equestrian purposes ONLY.

For more information, please contact the agent.

VIEWING
Please contact the Sole Selling Agents to arrange a viewing,

https://what3words.com/activity.distilled.unhappy

FIELD FIXTURES AND FITTINGS
Only those items described in these sale particulars are included within the sale.

COUNTRYSIDE STEWARDSHIP
There are no current CSS Agreements on the land.

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.

RESTRICTIVE COVENANT
Not to use the Property for anything other than agricultural and personal private equestrian uses. Please note that this is open to negotiation.

SPORTING, MINERAL & TIMBER RIGHTS
All standing timber, timber and mineral rights are included in the sale. All sporting 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.

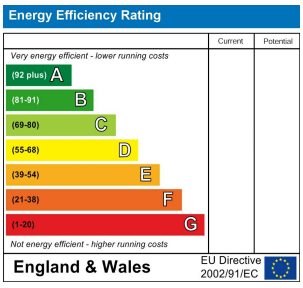
METHOD OF SALE
The land is to be offered for sale via private treaty.

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.

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



Halls 1845

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