



**21.75 acres of Equestrian/Agricultural Land off Wakeley Hill, Upper Penn, Wolverhampton WV4 5JL**

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TO LET

21.75 acres of Equestrian/Agricultural Land off Wakeley Hill, Upper Penn, Wolverhampton  
WV4 5JL



21.75 acres

## OFFERS WELCOME



### **SPECIFICATION**

- Equestrian/Agricultural Land extending to 21.75 acres
- Mains water potentially available
- 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

### **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.

### **DESCRIPTION**

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. Both parcels are enclosed by good stock-proof hedges and fencing, offering secure boundaries and flexible use.

### **TENURE AND LETTING**

The land is available To Let, with the landlords open to considering a variety of tenancy arrangements. Preference will be given to responsible tenants with equestrian or agricultural requirements, ensuring the land is managed and enjoyed to its full potential.

### **VIEWING**

At any reasonable daylight hours with a copy of these particulars to hand.

### **What3Words:** [///update.habit.fear](#)

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.

### **FIELD FIXTURES AND FITTINGS**

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

### **AGRICULTURAL SCHEMES AND 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 applicant 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 applicant to receive any compensation in respect thereof.

### **RIGHTS OF WAY**

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

### **SOLE AGENT**

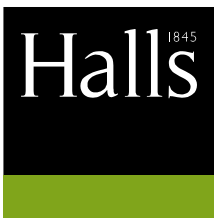
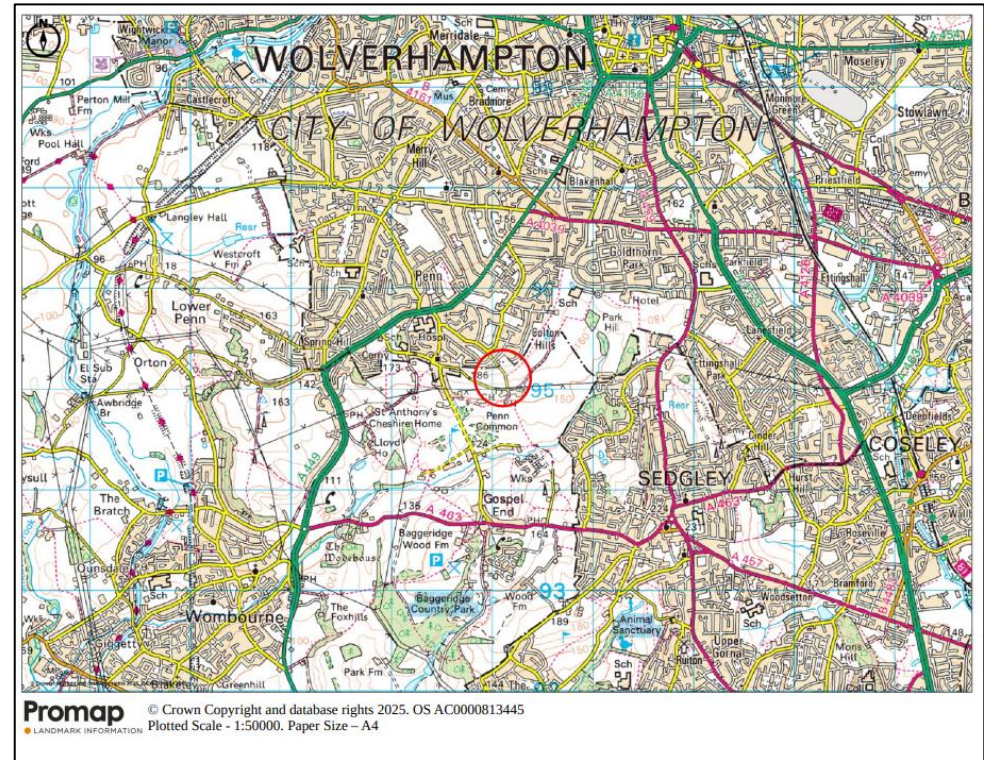
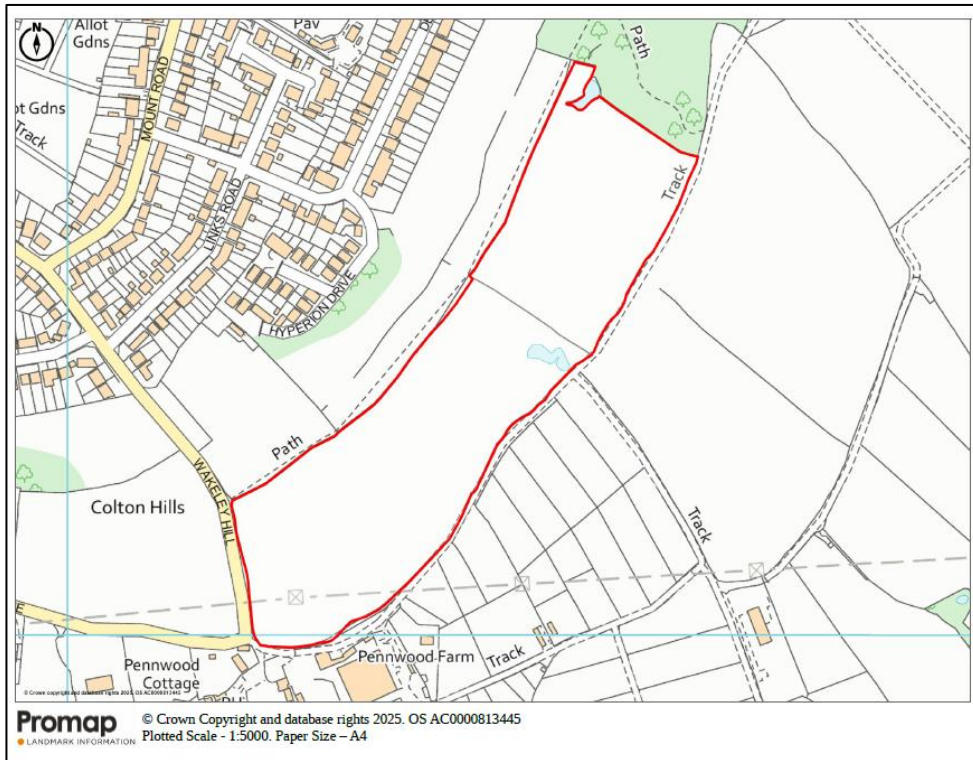
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