

8 HIGH STREET
ALDRIDGE
WALSALL
B72 1XA



Development Opportunity

ACCOMMODATION

Commercial Opportunity Set Within Approximately 15 Acres

An increasingly rare opportunity to acquire an established countryside property comprising substantial landholdings, extensive outbuildings, covered growing areas, operational yard space and ancillary commercial accommodation, all set within a beautiful semi-rural setting.

The site extends to approximately 15 acres in total and offers a unique blend of residential, commercial and agricultural elements, presenting significant potential for a variety of future uses, subject to any necessary consents.

The commercial area includes a range of substantial buildings, parking and operational infrastructure, whilst the surrounding land incorporates woodland, grazing land and open countryside.

The property may suit purchasers seeking a lifestyle business opportunity, rural enterprise, leisure-based use, horticultural operation, diversification project or long-term strategic investment.

Due to the sensitive nature of the sale, interested parties will be required to contact Aston Knowles directly for further information. Strictly by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

DISCLAIMER

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

BUYER IDENTIFICATION FEE

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



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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