



**Kynnersley Drive,
Newport,
TF10 9HT**

OIRO £375,000

10.9 Acres of land with Planning Permission for Equestrian Livery

A rare opportunity to acquire approximately 10.9 acres of land with a private gated access and planning permission for an equestrian livery.

The approved plans include a stable block, all-weather ménage, and a three-bedroom mobile home comprising a master bedroom with en-suite, kitchen/dining room, utility room, family bathroom, and living accommodation.

An ideal opportunity to establish a private or commercial equestrian facility in a peaceful rural setting.

Located southwest of Newport and north of Telford, the site benefits from excellent transport connections to Telford, Wolverhampton, and Birmingham. Convenient motorway access also provides direct routes to Chester and Liverpool. Rail links are available from both Telford and Stafford, offering excellent connectivity to destinations both north and south.

AGENTS' NOTES:

SERVICES: We are advised that mains water, electricity and septic tank drainage are available. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

PARKING: Gated Access

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

OVERIDGE - FROM 2019 VALID FOR 25 YEARS THERE IS AN OVERIDGE ON THE LAND OF 30%. UPLIFT ON A RESIDENTIAL DEVELOPMENT.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

The vendor of this property is an employee of Davies White and Perry.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street head south on the High Street, continue onto Upper Bar, turn right onto Wellington Road, at the round about take the third exit onto the A518. At the next round about take the second exit and stay on Wellington Road A518. Turn right onto Kynnersley Drive,, stay right and stay on Kynnersley Drive, the land is on the right hand side.



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 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.