



2.91 acres (1.178 hectares) Sale of Pasture Land at
Gatacre, Claverley, Wolverhampton WV5 7AL
Guide Price: Circa £80,000



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An excellent opportunity to acquire a parcel of pasture land suitable for a variety of uses

- 2.91 acres (1.178 hectares)
- Suitable for equine and grazing uses
- Roadside access
- Planning permission for two stables, tack room and hardstanding yard area.

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.



LOCATION

The land is situated in a rural location at Gatacre, Shropshire, approximately 6 miles south-west of Bridgnorth, 5 miles north-west of Wombourne and 12 miles west of Wolverhampton. The property enjoys an attractive countryside setting whilst remaining conveniently accessible to Claverley, Six Ashes, Farmcote and other nearby villages.

DIRECTIONS

From Wombourne, proceed north-west on the A449 towards Kidderminster before turning onto the A458 towards Bridgnorth. Continue through Six Ashes and follow the local road network towards the property. The land can be found in the vicinity of postcode WV5 7AL, as indicated by our for sale board.

Alternatively, from Bridgnorth, take the A458 east towards Stourbridge and after passing Rushmore farm shop and nurseries. Continue up the hill and take the next left turn. The property is about half a mile along this road on the right identified by our sale board.

ACCESS

The land benefits from access from the adjoining local roads, providing easy access for agricultural and equine purposes.

PLANNING

Planning permission has been granted for change of use to equestrian, and the construction of a stable and hardstanding, providing an excellent opportunity for equestrian or amenity use, subject to the relevant planning conditions. (Ref NO:24/03685/FUL)

SERVICES

A mains water supply is available from the adjoining property for which an appropriate agreement will be made available for the benefit of the land. An electricity connection is available on site; however, the purchaser will be required to install a new electricity meter to establish an individual supply.

TENURE AND POSSESSION

We are advised that the property is freehold with vacant possession on completion.

METHOD OF SALE

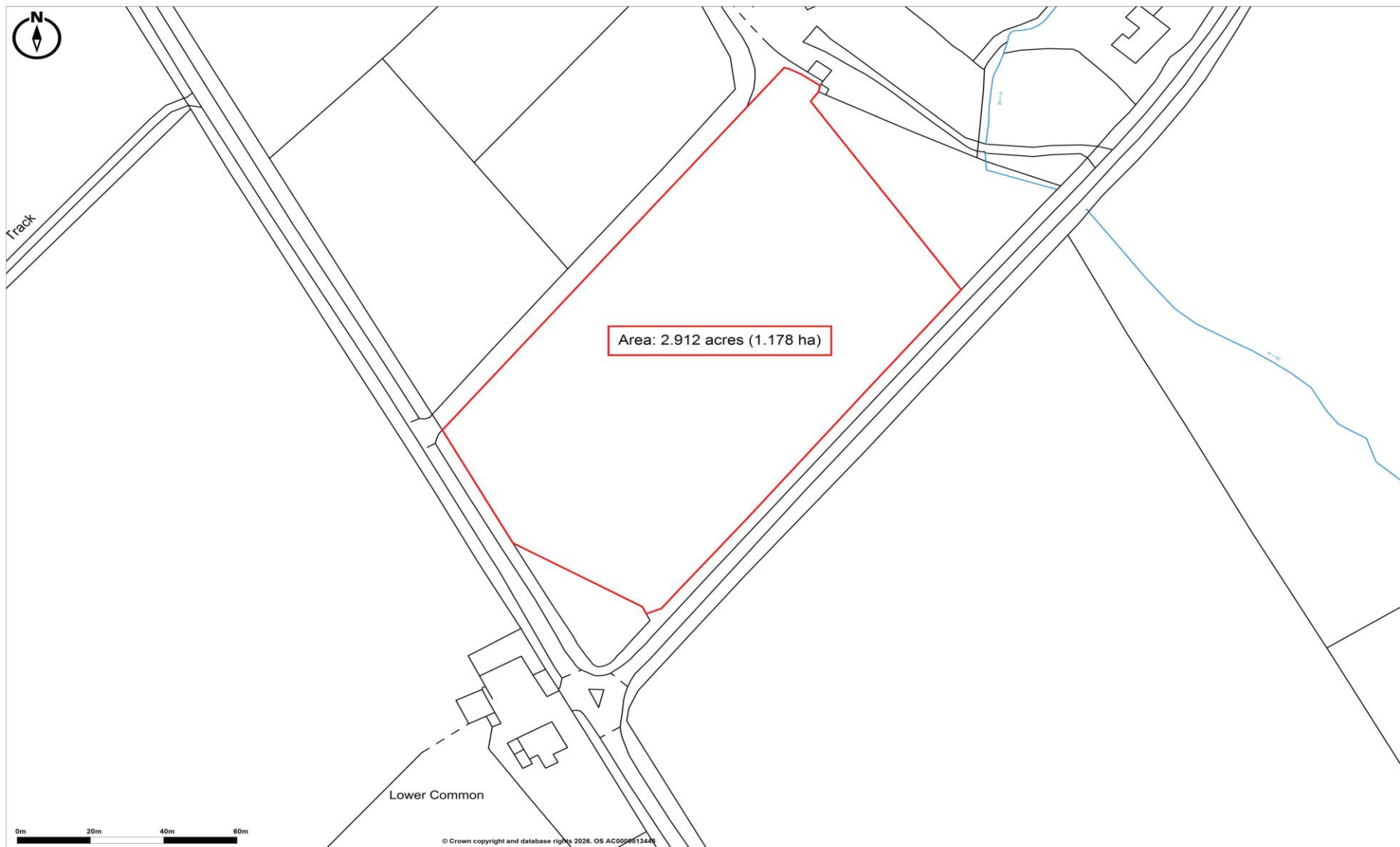
The property is offered for sale by Private Treaty.

Restriction

The land will be sold subject to a restriction of use to agricultural or equine grazing. For example, no buildings to be erected aside from those in which planning permission has been obtained.

VIEWING

Strictly by appointment with the selling agents.



Promap
LANDMARK INFORMATION

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NOCK DEIGHTON AGRICULTURAL LLP Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR
Tel: 01746 762666 Fax: 01746 767475 email: enquiries@nockdeighton.co.uk www.nockdeightonagricultural.co.uk

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