



Castle Farm, Stourton, Stourbridge, DY7 5BD

Approximately 25.9 hectares / 64.17 acres of Grade III pasture, woodland and equestrian land

**G HERBERT
BANKS**

EST. 1898



Castle Farm Greensforge Lane, Stourton,
Stourbridge, DY7 5BD

Approximately 25.9 hectares / 64.17 acres of
Grade III pasture, woodland and equestrian land

Guide Price: £650,000

A rare opportunity to acquire a substantial block of Grade III grassland and woodland in a highly accessible yet private rural position at Stourton, close to Stourbridge, Kinver and Enville.

The land forms part of the established Castle Farm holding and extends in all to approximately 26.19 hectares / 64.71 acres. It comprises principally permanent pasture and natural woodland, together with areas of hardstanding and access, with strong appeal to equestrian, amenity, conservation and agricultural purchasers.

The property has historically formed part of a significant equestrian holding and is well suited to continued equestrian use, grazing, hay production, environmental enhancement and amenity ownership.

- Approximately 26.19 hectares / 64.71 acres in all
- Attractive block of Grade III land
- Principally permanent pasture with areas of natural woodland
- Established equestrian character and historic livery use
- Useful internal tracks, hardstanding and metalled access areas
- Well located close to Stourbridge, Kinver, Enville and the wider West Midlands conurbation
- Potential appeal for grazing, equestrian, amenity, environmental and natural capital uses
- Registered with the Rural Payments Agency / Rural Land Register
- Freehold
- Vacant possession on completion, subject to any existing short-term occupation or livery arrangements to be confirmed

Stourbridge 3 miles; Kidderminster 9 miles Bridgnorth 11.5,
Birmingham 15 miles; Wolverhampton 11.5 miles

Introduction

Castle Farm has been in the same family ownership since 1974. The land forms part of an established equestrian holding, with the vendors having operated a successful livery business at Castle Farm for many years. The sale provides an opportunity to acquire a significant block of Grade III pasture, woodland and equestrian land in a highly accessible yet private rural position

Situation

Castle Farm Land lies off Greensforge Lane in the much-favoured hamlet of Stourton, on the Staffordshire borders. Stourton is an attractive rural hamlet lying close to the River Stour, the Staffordshire and Worcestershire Canal and the Stourbridge Canal. Despite its private and rural setting, the land is very well placed for local centres and communications. Stourbridge is approximately 3 miles distant and provides a wide range of retail, educational and leisure facilities, including rail links. Kidderminster, Bridgnorth, Birmingham and Wolverhampton are all within convenient travelling distance.

The nearby villages of Kinver and Enville are popular and well regarded, while the surrounding area offers a strong network of equestrian, sporting and countryside amenities.

Description

Castle Farm Land comprises a sizeable and attractive block of Grade III pasture and woodland extending to approximately 64.71 acres.

The land is gently sloping in parts and is laid out in a number of useful enclosures, principally down to permanent grassland. The pasture is suitable for grazing, hay or haylage production and continued equestrian use. The holding also includes attractive areas of natural woodland, adding amenity, shelter, biodiversity and environmental value.

The land benefits from existing tracks and access routes, including areas of metalled track and hardstanding. These are important features from an equestrian and land management perspective, improving access across the holding and supporting day-to-day use.

The property should be of interest to a wide range of purchasers, including equestrian buyers, local landowners, farmers, lifestyle purchasers, amenity buyers and those seeking land with environmental or natural capital potential.

Equestrian Potential

Castle Farm has historically operated as a successful equestrian and livery property. The land is particularly well suited to equestrian use, with a practical layout, established pasture, internal access and a scale rarely available so close to Stourbridge and the wider West Midlands.

The land lends itself to grazing, turnout, livery support, hay or haylage production, and general equestrian amenity use. Subject to the necessary consents, there may be scope for further equestrian infrastructure or enhancement by an incoming purchaser. The proximity to a large residential population, together with the rural setting and established character of the holding, should support strong interest from equestrian and amenity purchasers.

The Farm Buildings.

Lying at the top of the approach drive is a 3 bay Dutch barn, 70' x 42' overall incorporating a lean to, 14 loose boxes, water and power with Adjoining hay store.

The Approach.

A long stone drive approach leads from Greensforge Lane, providing access to the land, buildings and equestrian facilities. Purchasers should satisfy themselves as to the precise nature of all access rights, shared access arrangements and maintenance liabilities. The land is classified as Grade III agricultural land and is predominantly laid to permanent grassland. Its value is likely to be driven by a combination of factors, including:

- the scale of the holding;
- its location close to Stourbridge, Kinver, Enville and the West Midlands;
- its equestrian suitability and historic livery association;
- the quality and usability of the pasture;
- the amenity and shelter value of the woodland;
- the internal tracks and access arrangements;
- its potential for environmental, biodiversity and natural capital uses, subject to scheme eligibility.

This is not simply a block of agricultural grazing land. Its strongest market positioning is as a scarce equestrian and amenity landholding with agricultural, woodland and environmental value.



Indicative Land Schedule

Description	Area ha	Area ac
Permanent Grassland	15.29	37.78
Natural Woodland	10.58	26.14
Hard Standings	0.04	0.10
Access	0.21	0.52
Total RPA scheduled area	26.12	64.54
Total sale area shown on red-line plan	26.19	64.71

The above schedule is based on the available RPA / land cover plan. The red-line sale plan shows a total area of approximately 27.05 hectares / 66.84 acres. Areas are approximate and subject to final verification.

Planning Uplift

The Dutch barn and stables will be subject to a planning uplift of 30% for a period of 20 years.

Rural Payments and Environmental Schemes

The land is understood to be registered with the Rural Payments Agency on the Rural Land Register. Purchasers should make their own enquiries as to eligibility for any future environmental, stewardship, biodiversity, woodland or natural capital schemes.

Sporting, Timber, Mining and Mineral Rights

All sporting rights, timber rights, mining and mineral rights are in hand and will pass to the purchaser with the property.

Restrictions, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, wayleaves, easements and restrictions, whether public or private, and whether specifically referred to in these particulars or not.

Public Rights of Way

The land is crossed by public footpaths as shown on the sale plan and the Staffordshire County Council public rights of way mapping.

The relevant routes are understood to include Kinver 24, a public footpath running from Bridgnorth Road by Stourton Castle Lodge towards the county road north of Stourton, and Kinver 92, a public footpath linking from Footpath 24 towards the county road. Both are recorded as public footpaths within Kinver Parish, South Staffordshire District.

Purchasers should note that these routes are public footpaths only and do not confer bridleway or vehicular rights. The property is sold subject to and with the benefit of all public and private rights of way, whether specifically referred to in these particulars or not. Purchasers should satisfy themselves as to the exact routes, widths and legal status of all public rights of way by reference to the Definitive Map and Statement held by Staffordshire County Council.

Tenure

The property is offered freehold with vacant possession on completion, subject to any existing grazing, livery or occupation arrangements which are to be confirmed.

Services

Any field water supplies, electricity supplies, drainage arrangements, troughs, meters, wayleaves or shared service arrangements are to be confirmed by the selling agents.

Local Authority

South Staffordshire District Council: 01902 696000

Boundaries

The plans are for identification purposes only. Areas are approximate and have been calculated by reference to available Land Registry, Ordnance Survey and RPA mapping. Any error or misstatement shall not entitle the purchaser to annul the sale or claim compensation.

Purchasers must satisfy themselves as to boundaries, areas, access arrangements, rights and title matters.

Viewing

Viewing is strictly by prior appointment with the sole selling agents Great Witley Office: 01299 896968

Fixtures and Fittings

Fitted carpets, curtains and light fittings may be available by separate negotiation. Otherwise any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Sales particulars produced June 2026

Legend

VML_SO8584_Text

Land Registry

Covers

Access

Hard Standings

Natural Woodland

Permanent Grassland

Natural Woodland

For Sale Castle Stourton Land

Scale: 1:2500

Size: A3

Particulars Plan - RPA Mapping

Rev	Date	Description
1	07/05/26	First Issue

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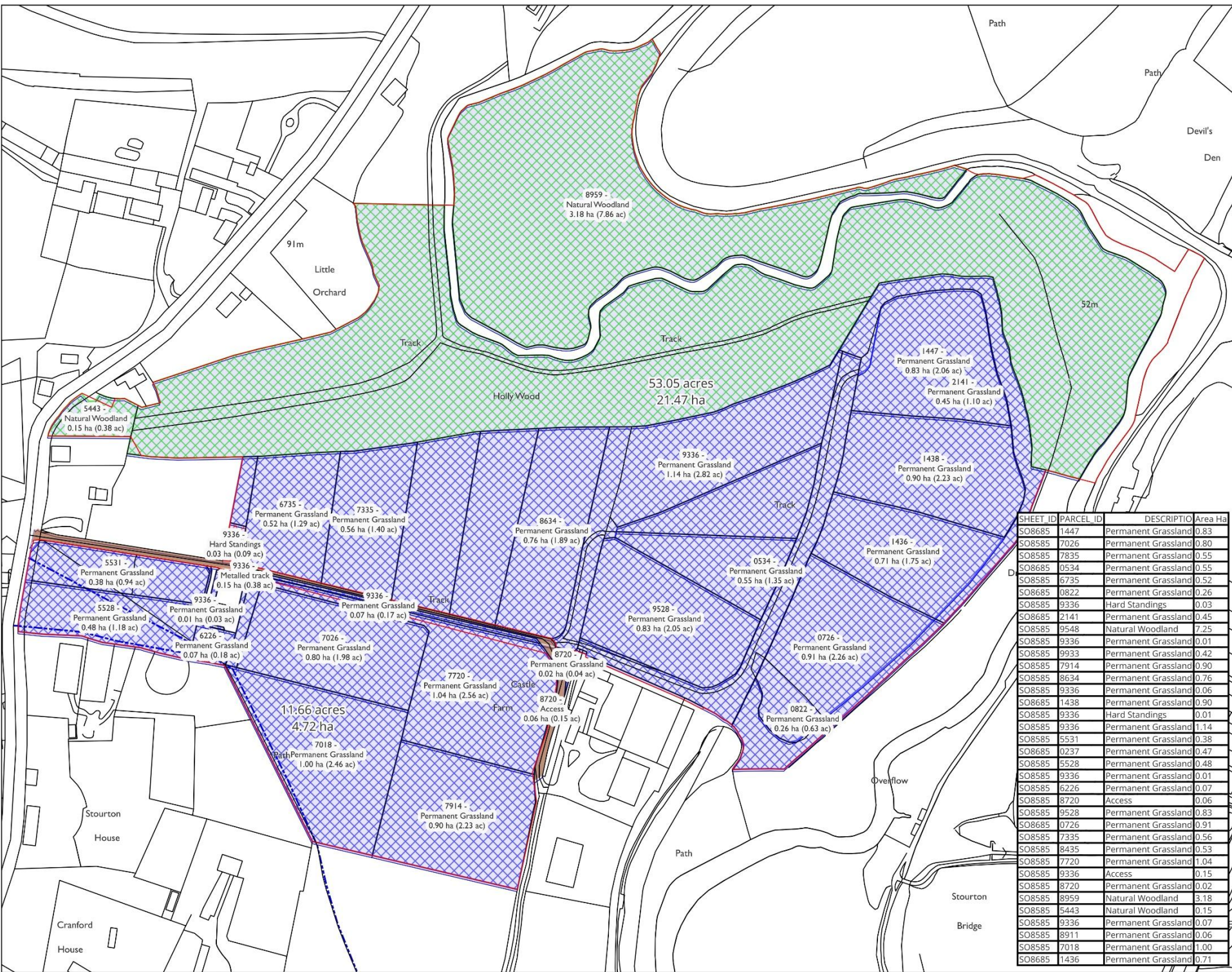
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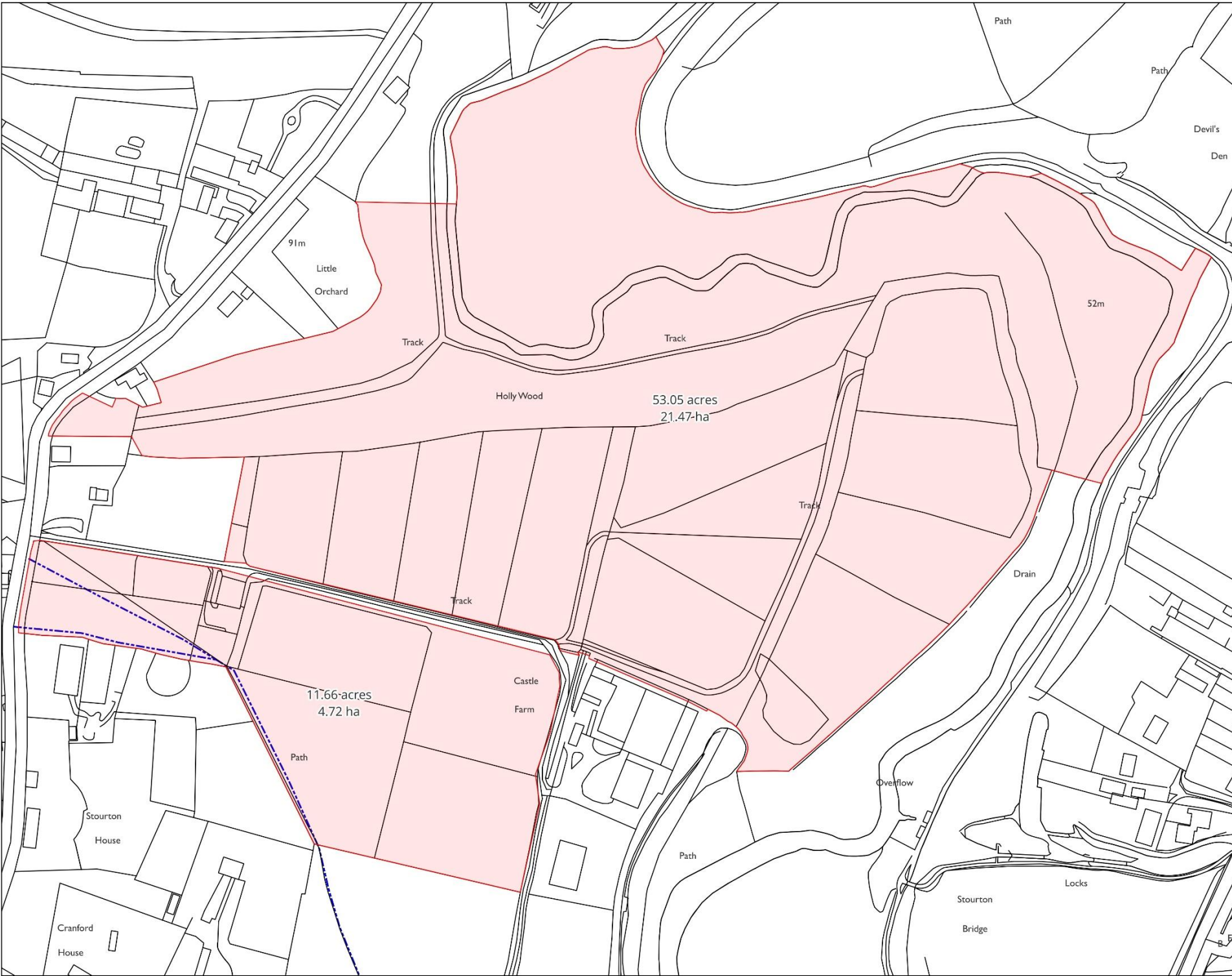
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SHEET ID	PARCEL ID	DESCRIPTION	Area Ha
S08685	1447	Permanent Grassland	0.83
S08585	7026	Permanent Grassland	0.80
S08585	7835	Permanent Grassland	0.55
S08685	0534	Permanent Grassland	0.55
S08585	6735	Permanent Grassland	0.52
S08685	0822	Permanent Grassland	0.26
S08585	9336	Hard Standings	0.03
S08685	2141	Permanent Grassland	0.45
S08585	9548	Natural Woodland	7.25
S08585	9336	Permanent Grassland	0.01
S08585	9933	Permanent Grassland	0.42
S08585	7914	Permanent Grassland	0.90
S08585	8634	Permanent Grassland	0.76
S08585	9336	Permanent Grassland	0.06
S08685	1438	Permanent Grassland	0.90
S08585	9336	Hard Standings	0.01
S08585	9336	Permanent Grassland	1.14
S08585	5531	Permanent Grassland	0.38
S08685	0237	Permanent Grassland	0.47
S08585	5528	Permanent Grassland	0.48
S08585	9336	Permanent Grassland	0.01
S08585	6226	Permanent Grassland	0.07
S08585	8720	Access	0.06
S08585	8435	Permanent Grassland	0.53
S08585	7720	Permanent Grassland	1.04
S08585	9336	Access	0.15
S08585	8720	Permanent Grassland	0.02
S08585	8959	Natural Woodland	3.18
S08585	5443	Natural Woodland	0.15
S08585	9336	Permanent Grassland	0.07
S08585	8911	Permanent Grassland	0.06
S08585	7018	Permanent Grassland	1.00
S08685	1436	Permanent Grassland	0.71

Legend

- Land Registry
- PROWS**
- BOAT
- Bridleway
- Footpath
- Restricted Byway



For Sale Castle Stourton Land

Scale: 1:2500
Size: A3

Particulars Plan
Land Registry Boundary

Rev	Date	Description
1	07/05/26	First Issue

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RPA Information:

Sheet ID	Parcel ID	Description	Area ha	Area ac
SO8685	1447	Permanent Grassland	0.83	2.05
SO8585	7026	Permanent Grassland	0.80	1.98
SO8585	7835	Permanent Grassland	0.55	1.36
SO8685	0534	Permanent Grassland	0.55	1.36
SO8585	6735	Permanent Grassland	0.52	1.28
SO8685	0822	Permanent Grassland	0.26	0.64
SO8585	9336	Hard Standings	0.03	0.07
SO8685	2141	Permanent Grassland	0.45	1.11
SO8585	9548	Natural Woodland	7.25	17.92
SO8585	9336	Permanent Grassland	0.01	0.02
SO8585	9933	Permanent Grassland	0.42	1.04
SO8585	7914	Permanent Grassland	0.90	2.22
SO8585	8634	Permanent Grassland	0.76	1.88
SO8585	9336	Permanent Grassland	0.06	0.15
SO8685	1438	Permanent Grassland	0.90	2.22
SO8585	9336	Hard Standings	0.01	0.02
SO8585	9336	Permanent Grassland	1.14	2.82
SO8585	5531	Permanent Grassland	0.38	0.94
SO8685	0237	Permanent Grassland	0.47	1.16
SO8585	5528	Permanent Grassland	0.48	1.19
SO8585	9336	Permanent Grassland	0.01	0.02
SO8585	6226	Permanent Grassland	0.07	0.17
SO8585	8720	Access	0.06	0.15
SO8585	9528	Permanent Grassland	0.83	2.05
SO8685	0726	Permanent Grassland	0.91	2.25
SO8585	7335	Permanent Grassland	0.56	1.38
SO8585	8435	Permanent Grassland	0.53	1.31
SO8585	7720	Permanent Grassland	1.04	2.57
SO8585	9336	Access	0.15	0.37
SO8585	8720	Permanent Grassland	0.02	0.05
SO8585	8959	Natural Woodland	3.18	7.86
SO8585	5443	Natural Woodland	0.15	0.37
SO8585	9336	Permanent Grassland	0.07	0.17
SO8585	8911	Permanent Grassland	0.06	0.15
SO8585	7018	Permanent Grassland	1.00	2.47
SO8685	1436	Permanent Grassland	0.71	1.75
Total			26.12	64.54

