



Stables & 3.49 acres Off Shutmill Lane, Romsley, West
Midlands, B62 0LZ

**G HERBERT
BANKS**

EST. 1898

STABLES AND 3.49 ACRES Off Shutmill Lane, Romsley, West Midlands, B62 0LZ

Approximately 3.49 acres of pastureland with timber stable building, hardstanding and amenity/equestrian appeal

For Sale by Private Treaty
Guide Price: £150,000

A rare opportunity to acquire a manageable parcel of pastureland extending to approximately 3.49 acres, situated in an attractive and accessible semi-rural position off Shutmill Lane, Romsley. The property includes a timber stable building, together with an adjoining concrete/hardstanding yard area. The land is principally laid to pasture and benefits from mature boundary features, giving the property a pleasant rural character and strong amenity appeal

Description

The land is principally laid to grass and has been used in connection with equestrian/grazing purposes. It includes a timber stable building, adjoining hardstanding and a useful yard area, making it more practical and appealing than a bare parcel of agricultural land. The holding is of a manageable scale and should be well suited to a range of private uses, including pony keeping, private grazing, amenity ownership, hobby farming, smallholding use or quiet recreational enjoyment, subject to all necessary consents and legal rights. The site benefits from a sheltered feel in parts, with mature trees and wooded boundary features providing privacy, amenity and landscape character. Any change of use, commercial equestrian use, caravan use, residential use, extension of the stable building, further buildings or other development would be subject to all necessary planning consents and legal due diligence.

Key Features

- Attractive and manageable block of pastureland.
- Timber stable building
- Concrete/hardstanding yard area adjoining the stables.
- Mature trees and wooded boundary features providing shelter and amenity.
- Suitable for private equestrian, grazing, amenity or lifestyle use, subject to any necessary consents.
- Manageable parcel size, likely to appeal to private horse/pony owners.
- Vacant possession on completion, subject to confirmation by the vendor's solicitor.
- Stream access

Situation

The land is situated off Shutmill Lane, close to the village of Romsley. Romsley is a desirable village location lying within reach of Halesowen, Stourbridge, Bromsgrove, Kidderminster and the wider West Midlands conurbation. The area is well regarded for its rural character, accessible countryside and proximity to residential centres, making it particularly attractive to equestrian, lifestyle and

amenity purchasers. The property occupies a pleasant position within the local countryside, with mature trees and wooded boundaries providing an attractive setting. The land is sufficiently rural to offer privacy and countryside appeal, while remaining accessible for purchasers living in nearby villages and towns.

The Land & Stable Building

The land extends to approximately 3.49 acres in total. It is laid principally to pasture and is understood to be Grade 4 agricultural land. While the agricultural classification is a relevant factor, the property's market appeal is likely to be driven more strongly by its location, manageable size, existing stable building, hardstanding and amenity/equestrian potential.

The land appears suitable for private grazing and general amenity use. Purchasers intending to keep horses, ponies, sheep or other livestock should satisfy themselves as to the condition of the fencing, shelter, access and the suitability of the land for their intended use, noting that no mains water or electricity are currently connected. The land is enclosed by a mixture of fencing, hedgerow and mature boundary features. The fencing is mixed in places and prospective purchasers should inspect carefully and make their own assessment of whether any repairs, replacement or improvements are required.

The property includes a timber stable building. The stable building is an important feature of the property and provides useful existing accommodation for equestrian or amenity purposes. The stable building should be inspected carefully by prospective purchasers, who should satisfy themselves as to its condition, construction, dimensions, layout, repair, suitability and planning status.

GENERAL INFORMATION

Tenure

The property is Freehold and will be sold with vacant possession on completion, subject to confirmation by the vendor's solicitor.

Uplift/Overage Clause

The property will be sold subject to an uplift/overage clause.

A 25% uplift clause will apply for a period of 25 years from the date of completion. The uplift will apply to the entirety of the land in respect of any future residential or commercial development. Further details will be provided by the vendor's solicitor and prospective purchasers should satisfy themselves as to the full terms and effect of the uplift/overage provisions before exchange of contracts.

Services

There are no mains water or electricity services currently connected to the property. Purchasers should make their own enquiries with the relevant utility providers regarding the availability, cost and practicality of connecting any services to the property.

Sporting, Timber, Mining & Mineral Rights

In so far as they are owned, all such rights will pass with the property.

Boundaries

The plans and areas are based on the most recent Ordnance Survey Promap plans and the official copy of the Title Plan as published by HM Land Registry. The plans are provided for identification purposes only. Purchasers should

satisfy themselves as to the precise boundaries, ownership and any maintenance responsibilities.

Agents Notes

The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars, they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise, and neither the Vendor nor the Agents of the Vendor are responsible for any such faults or defects, or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that they have not entered into this contract in reliance on any of the said statements, that they have satisfied themselves as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property.

Local Authority

Bromsgrove District Council, Parkside, Market Street, Bromsgrove, Worcestershire, B61 8DA. Phone: 01527 881288.
Website: www.bromsgrove.gov.uk

Viewing

Prospective Purchasers may visit the property at any reasonable hour during daylight hours with a copy of these details to hand. Please contact James Goodman to confirm your proposed viewing time before attending the property.

Contact: James Goodman MRICS
Tel: 01299 896968 Mobile: 07777 157 089
Email: jg@gherbertbanks.co.uk
Website: www.gherbertbanks.co.uk

Money Laundering, Terrorist Financing & Transfer of Funds (Information on the Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency.

If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

Rights of Way, Easements & Boundaries

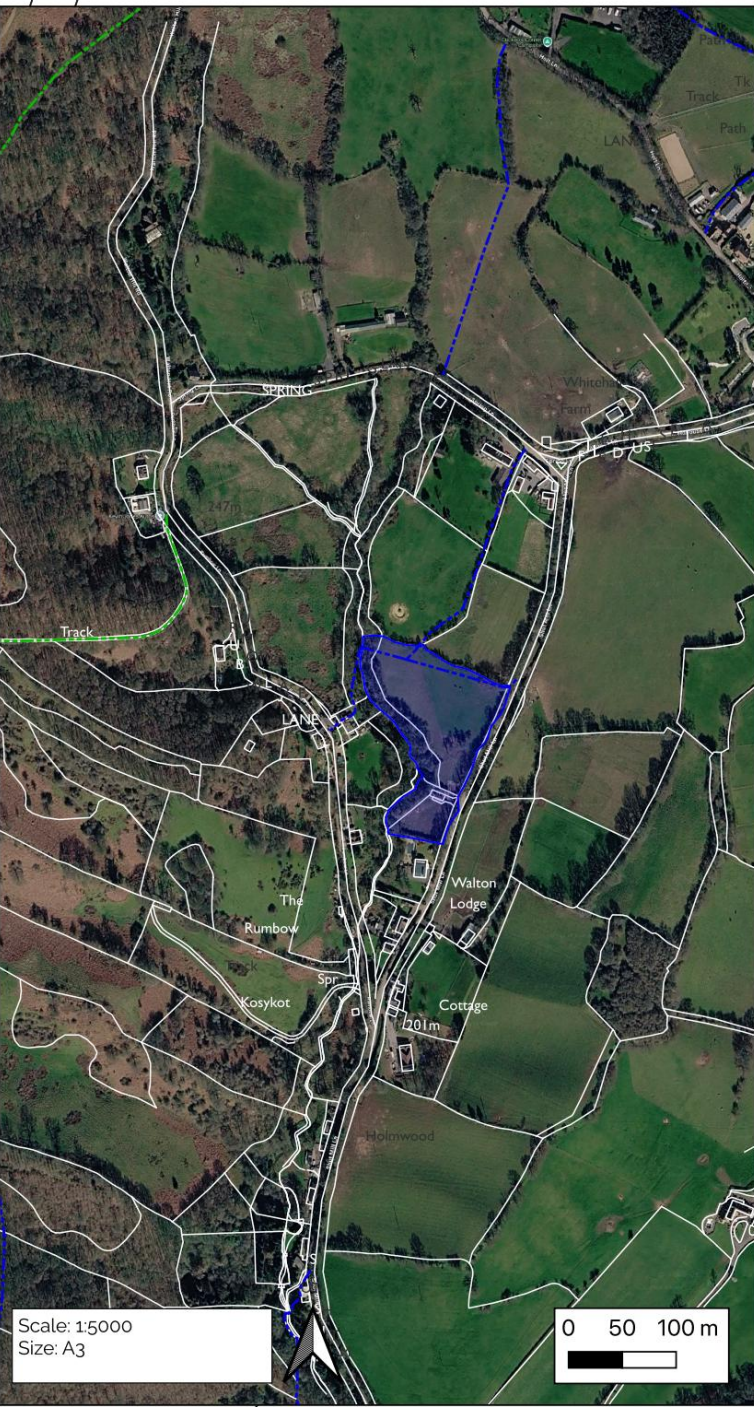
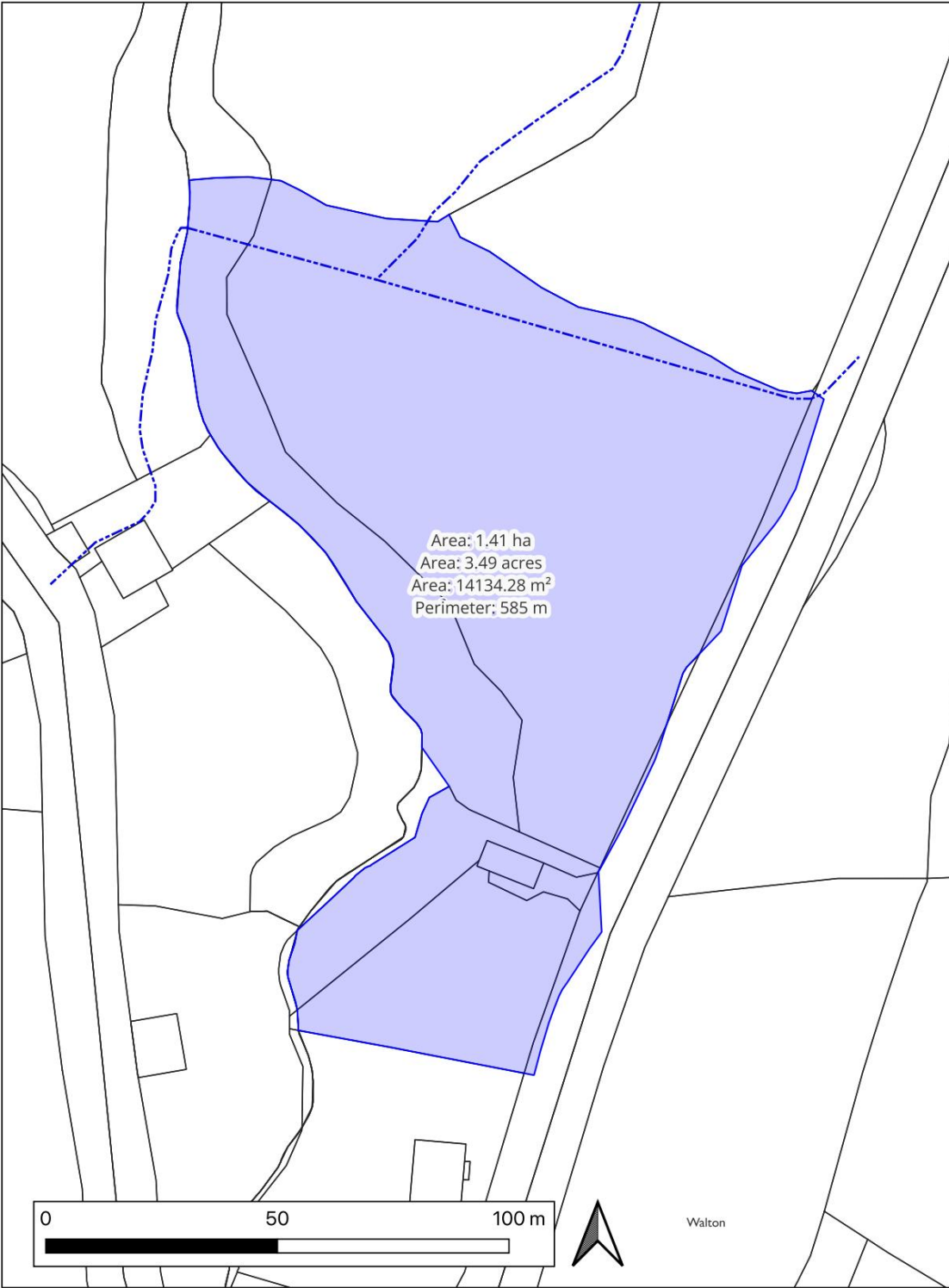
The property is sold subject to and with the benefits of rights, including rights of way, whether public or private, rights of light, support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing wayleaves of masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities. Please note the relevant right of way for access to the property is indicated on the enclosed plan.

Directions

From Romsley village, proceed towards Shutmill Lane and continue along the lane towards the property, as identified on the sale plan. Prospective purchasers should refer to the sale plan and location plan for identification purposes only.

What 3 Words Location: [///adults.fire.joined](https://www.what3words.com/3/3/3/adults.fire.joined)

Sales particulars prepared July 2026.



G HERBERT BANKS

EST. 1898

- ## Legend
- Footpath
 - Bridleway
 - 3.49 acres for sale

For Sale 3.49 Acres

Scale: 1:1000
Size: A3

Particulars Plan

Rev	Date	Description
1	15/07/26	First Issue

Confidentiality & Copyright Notice

The information contained in this document is confidential and intended solely for the use of our clients. No part of this document may be copied, reproduced, distributed or disclosed to any third party without the prior written consent of G Herbert Banks LLP.

Whilst every effort has been made to ensure accuracy, G Herbert Banks LLP accepts no liability for any loss or damage arising from reliance upon the information contained herein. All measurements, boundaries, plans and details should be verified on site and against original source documentation where appropriate.

Where mapping, data and/or reports supplied by Promap or Landmark Information Group Limited are used, the copyright in such information, data and format remains the property of Landmark Information Group Limited, Promap and/or the relevant data providers, including but not limited to Ordnance Survey and other public data providers. Such material must not be reproduced in whole or in part by photocopying, electronic transmission or any other method except in accordance with the applicable licence terms.

Promap / Ordnance Survey Copyright Statement
© Landmark Information Group Limited 2026.
© Crown Copyright and database rights 2026. OS AC000083445

Where Ordnance Survey OpenData is used separately, the following statement should also be included:
Contains Ordnance Survey data © Crown copyright and database right 2026.



G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS' NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.