



15.67 Acres of Agricultural Land at Burnt Pitt, Stottesdon, Kidderminster, DY14 8UQ

TO BE SOLD VIA AUCTION, FRIDAY 27TH FEBRUARY 2026 AT 2PM.

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OFFERS IN THE REGION OF £170,000 - £175,000 (£11,000 per acre)

15.67 acres



SPECIFICATION

- Grade 3 Agricultural Land
- Good Roadside Access
- Level to gently sloping pasture, providing excellent usability and accessibility
- Secure boundaries with established hedgerows and fencing
- Desirable Rural Location

LOCATION/SITUATION

Situated in the desirable rural Stottesdon area, the land sits within open countryside in an area characterised by productive farmland and attractive rural surroundings. In addition, the location has great links to Bridgnorth and Kidderminster.

This is a rare opportunity to acquire substantial, level and versatile parcels of land in a sought-after rural location, with great access and ideal for agricultural use.

DESCRIPTION

Extending to approximately 15.67 (6.34 ha), these two versatile parcels of land offer an outstanding opportunity for grazing a variety of livestock whilst being retained in a mature hedgerow boundary.

The land benefits from great roadside access off Harcourt Lane via a well-presented gateway.

The land is arranged in two parcels of Grade 3 pasture land, extending to approximately 15.67 acres in a connected block, divided and surrounded by a well-established hedgerow. The land is gently sloping and would be suitable for grazing.

VIEWING

At any reasonable daylight hours with a copy of these particulars to hand.

What3Words: [///face.elect.shapes](https://www.what3words.com/#!/en/face.elect.shapes)

FIELD FIXTURES AND FITTINGS

Only those items described in these sale particulars are included within the sale.

AGRICULTURAL SCHEMES AND GOVERNMENT GRANTS/SUBSIDIES

There are no current CSS/SFI Agreements on the land.

SPORTING, MINERAL & TIMBER RIGHTS

All standing timber and timber rights are included in the sale. All sporting rights are included in this sale. All mineral rights are included in this sale.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey ProMap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied himself as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and roads and neither the vendor nor the agent will be responsible for defining the ownership.

SERVICES

It is assumed there are no mains services connected to the land, mains water is available in the lane.

METHOD OF SALE

The land is to be offered for sale via Auction on Friday 27th February 2026 at 2pm at Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR

MONEY LAUNDERING REGULATIONS

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e, utility bill or bank statement and one photo ID, i.e, passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID. LEGAL PACK A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

TENURE

Freehold with vacant possession upon completion.



CONDITIONS OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

BUYER'S PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the hammer, they will be responsible for paying a Buyer's Premium. This is additional to the purchase price and is set at 2.5% plus VAT, of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600). The fee will apply whether the lot is purchased before, at or after the auction.

GUIDE PRICE/RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide

SOLICITOR

Mr Tony Gibb, Knights, Charles Hastings Way, Worcester, WR5 1JR Mob: 07712 675120

FURTHER INFORMATION

For additional information please contact Sarah Hulland at our Kidderminster office on:

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