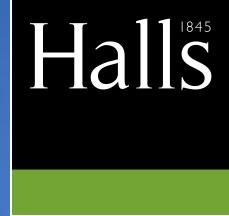


FOR SALE

2 acres of Equestrian Land Sandy Lane, Harvington, Kidderminster, DY10 4NF



FOR SALE

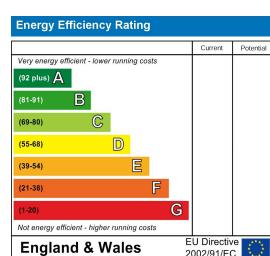
Offers In The Region Of £75,000

2 acres of Equestrian Land Sandy Lane, Harvington, Kidderminster, DY10 4NF

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls¹⁸⁴⁵

01562 820 880

Kidderminster Sales
Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



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0 Reception
Room/s

0 Bedroom/s

0 Bath/Shower
Room/s

- 2 acres of Equestrian Land
- Easy access
- Superb Future Investment
- Mains Water
- Vast Range of Equestrian Facilities Nearby

SITUATION

The land is situated along a bridle path accessed via Sandy Lane, Kidderminster and extends to 2 acres of equestrian pasture land.

DESCRIPTION

The land is classified as Grade 3 on the Agricultural Land Classification maps (ALC) and benefits from being sandy, freely draining and making this paddock an ideal all-weather turn-out field.

The field is in one useful square paddock, which is gently sloping and benefits from mains water. The paddock is accessed directly off the bridle path, which can be accessed from either Deansford Lane, or from Sandy Lane.

The vendors have recently erected a new fence on the eastern boundary. This sale is a unique and rare opportunity to purchase a block of land that benefits from an excellent location within countless equestrian facilities and convenience.

VIEWING

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

FIELD FIXTURES AND FITTINGS

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

BASIC PAYMENT SCHEME

The land has not been claimed on under the Basic Payment Scheme recently and there are no Basic Payment Entitlements included within this sale.

COUNTRYSIDE STEWARDSHIP

There are no current CSS 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.

SERVICES

The land benefits from mains water connection.

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.

METHOD OF SALE

The land is to be offered for sale via private treaty.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

TENURE

Freehold with vacant possession upon completion.

FURTHER INFORMATION

For additional information please contact Charlotte Hurley at our Kidderminster office on: 01562 820880

Email: churley@hallsgb.com

Mob: 07983 271543