



3 acres of Equestrian Land and Stables at Sugar Loaf Lane, Iwerley, Kidderminster, DY10 3PB

TO BE SOLD VIA PRIVATE TREATY

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FOR SALE

3 acres of Equestrian Land and Stables at Sugar Loaf Lane, Iwerley, Kidderminster DY10 3PB

OFFERS IN EXCESS OF £100,000



3 acres



SPECIFICATION

- 3 Acres of Superb Equestrian Land & Stabling
- Roadside access with close proximity to Kidderminster and Stourbridge
- Post & Rail Fencing
- Sandy, Well-Draining Soil
- Excellent Hacking Opportunities
- Mains Water

SITUATION

The land is situated approximately mid-way along Sugar Loaf Lane and benefits from road side access. The land extends to 3 acres of good quality equestrian land and sits just north east of Kidderminster Town and south west of Stourbridge.

DESCRIPTION

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

The land also benefits from multiple stabling options, in paddock 1 there is an almost new stable block on skids, with lockable tack and feed room. The paddock benefits from a concrete pad which this stable could be situated on. The second paddock benefits from a permanent stable block constructed from reclaimed timber under corrugated roofing sheets on a concrete pad with space for 3 horses as well as tack room and feed room. The floor area alone gives potential purchasers the opportunity to upgrade this stable block at their will. Both paddocks benefit from mains water.

Paddock 1 extends to 1.63 acres in a ring-fenced square paddock and benefits from new fencing on 2 sides. This paddock can be accessed through paddock 2 or from the bridlepath to the north of the land. Paddock 1 is flat, benefits from mains water and shelter from trees to the north of the paddock.

Paddock 2 extends to 1.37 acres and also benefits from being flat in a ring fence with sandy well-draining soils. This paddock is accessed directly off Sugar Loaf Lane on the south west boundary either through the vehicular galvanized gate or the pedestrian gate.

VIEWING

Please contact the Sole Selling Agents to arrange a viewing.

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

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.

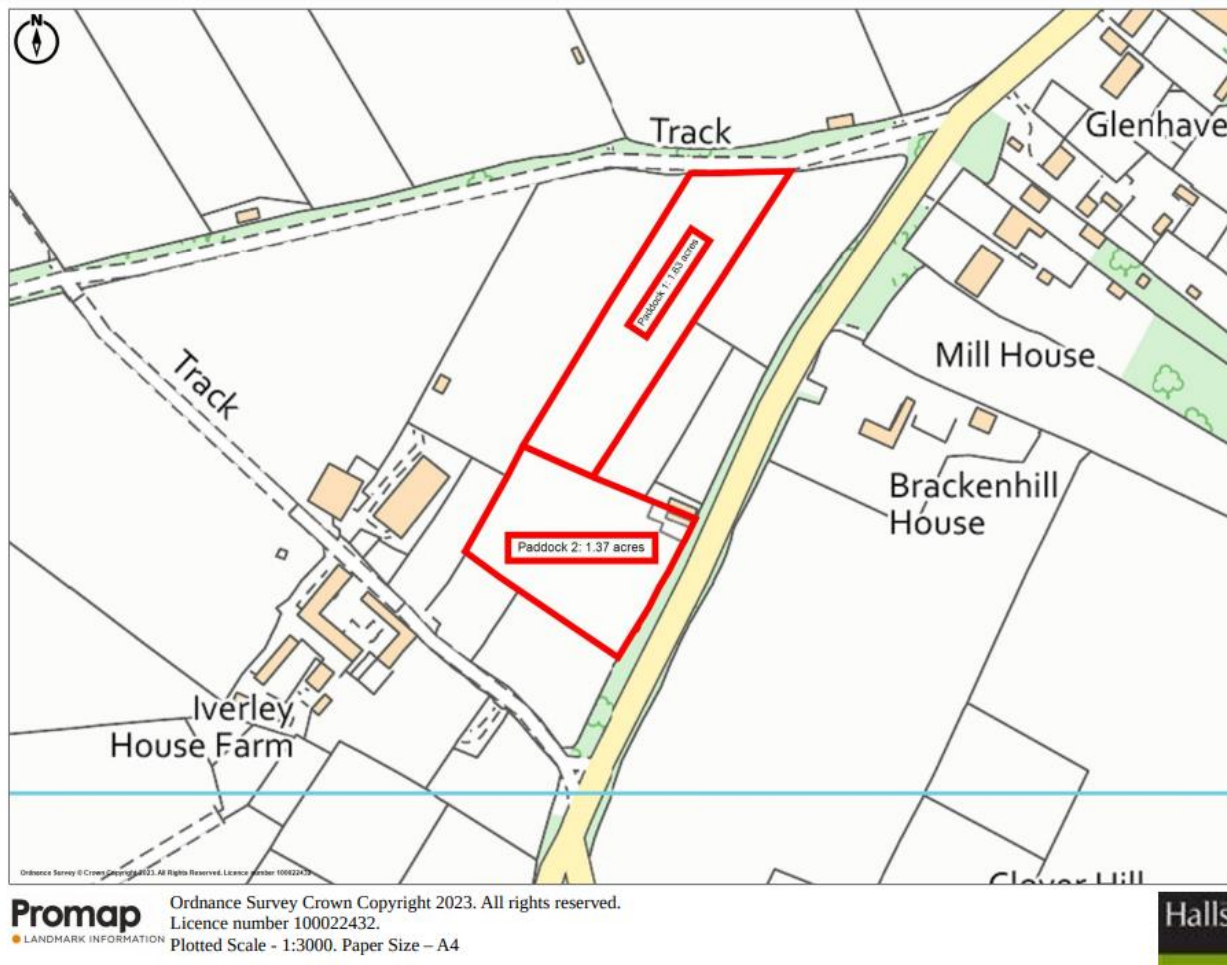
FURTHER INFORMATION

For additional information please contact Charlotte Hurley at our Kidderminster office on 01562 820880 Email: churley@halls.gb.com Mob: 07983 271543



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