

22.97 Acres of Pastureland with Woodland and Buildings off Netherton Lane, Dunley, DY13 0UP.
Guide Price £225,000
FOR SALE VIA PRIVATE TREATY

01562 820880
www.hallsgb.com
kidderminster@hallsgb.com

Guide price £225,000

**DESCRIPTION**

Halls are delighted to bring to the market 22.97 acres of productive sloping pastureland with mature woodland in a remote setting on the outskirts of Dunley. The land boasts extraordinary views of the surrounding area with bountiful potential for Livestock grazing or for potential diversification.

The land consists of 3 main parcels of pastureland and 1 parcel of woodland. The Woodland in total extends to 3.63 acres providing an ideal area for diversification. The 3 pasture parcels vary in shape and size with the largest parcel being 11.6 acres of sloping grassland which is steep in places but provides natural shelter towards the hedgerows.

The medium parcel provides 6.14 acres of sloping grassland with suitable gateways segregating it from the other parcel and has the benefit of a 25 x 59ft Tin Clad shelter providing opportunity as either a suitable field shelter or storage.

The smallest parcel extends to 1.43 acres with an old folding yard forming part of the field with an old brick cattle shed and a modern oak timber store. The land resides within a Nitrate Vulnerable Zone and has public footpath 814 (C) running through it.

The land is located 1.8 miles North of Abberley and 2.1 miles due West of Dunley, slightly further afield, the land sits 8.6 miles South West of Kidderminster and 15.8 miles North West of Worcester.

VIEWING

At any reasonable daylight hours with a copy of these particulars to hand. It is recommended that any persons wishing to view the land do so in a 4x4 vehicle due to the track leading up to the land being unsuitable for small estate vehicles.

LOTTING

The land is to be sold in its entirety as one lot.

TIMBER, MINERAL AND SPORTING RIGHTS

All of the aforementioned rights are included with the sale of the land.

PLANS, AREAS AND SCHEDULES

These are based on the more 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.

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.

VENDORS SOLICITOR

Higgs LLP

3 Waterfront Business Park
Brierley Hill
West Midlands
DY5 1LX
E: law@higgsllp.co.uk
T: 0345 111 5050

METHOD OF SALE

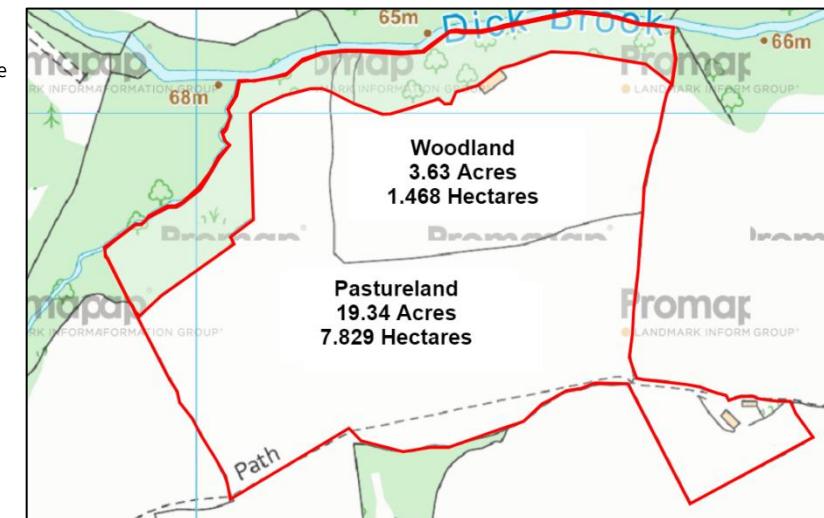
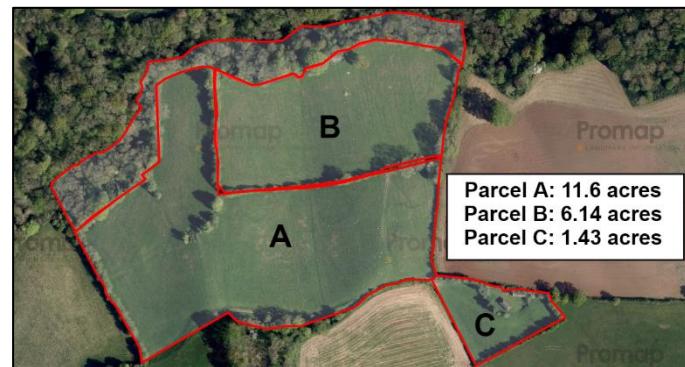
The land is to be offered for sale via Private Treaty in one lot

COUNTRYSIDE STEWARDSHIP

There are no Countryside Stewardship Agreements currently in place on the land.

DIRECTIONS

From the nearest Town of Stourport on Severn, head out of the town on the A451 going over the bridge across the River Severn towards Dunley for 1.7 miles then turning sharply right into Heightington Road. From there carry on for 0.6 miles then turn left onto Netherton Road. After 1.2 miles turn right off the road onto a Party stone track between a residential house on the left and a farmyard on the right. Carry on up along the track for half a mile going over 2 cattle grids until you reach a yard at the top of the embankment.





Buildings

Shed 1 -

Located in Parcel B is a timber frame and timber posts shelter with tin clad walls under a pitched boxed tin roof. Earthen floor with raised wooden platform in the middle with part timber cladding along the back wall.

Approximately: 17.98m x 7.62m = 137.89 Square Metres

Shed 2 -

Located in Parcel C the other buildings form part of an old fold yard which is in need of restoration.

The old Brick built cattle shed, we are told is said to have been built in 1863 and has no Registered Listing. It consists of a double brick thickness wall with timber frames and roofing slats under a pitched clay tile roof with gables at both ends. The roof is in need of a lot of work with large holes throughout and one part of the shed roof being considerably sunk down. With a part earth, part stone floor. 4 x bays with a stone wall coming off the side of the shed forming part of the old yard.

Approximately: 3.65m x 10.97m = 40.04 Square Metres.

Shed 3 -

Also located in Parcel C the third building is the newest on the site being built in 2010. Consisting of a Timber framed shed with timber cladding and DPM material under a pitched black clay tile roof and plyboard sheeting on the underside. 4 x main bays then an added on 3ft wide log store on the end with a concrete floor. The floor of the main shed is part gravel, part stone.

Approximately: 5.18m x 12.19m = 63.14 Square Metres.

BASIC PAYMENT SCHEME & ENTITLEMENTS

The land has never been used to support a BPS claim therefore there are no entitlements with the land.



RIGHTS OF WAY

There is one footpath running along and through the land as marked on the map above. 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.

SERVICES

The land is supplied by a Natural Water Supply through a spring fed tank.

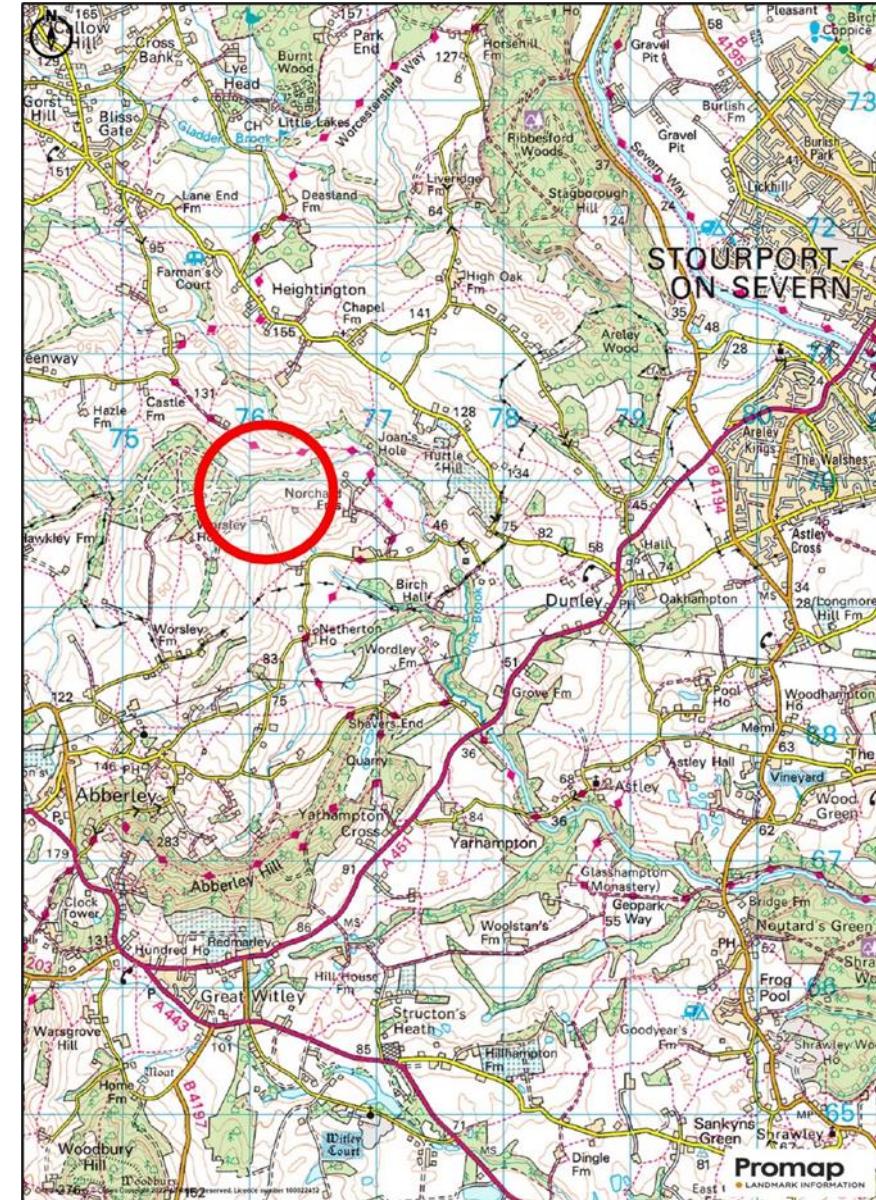
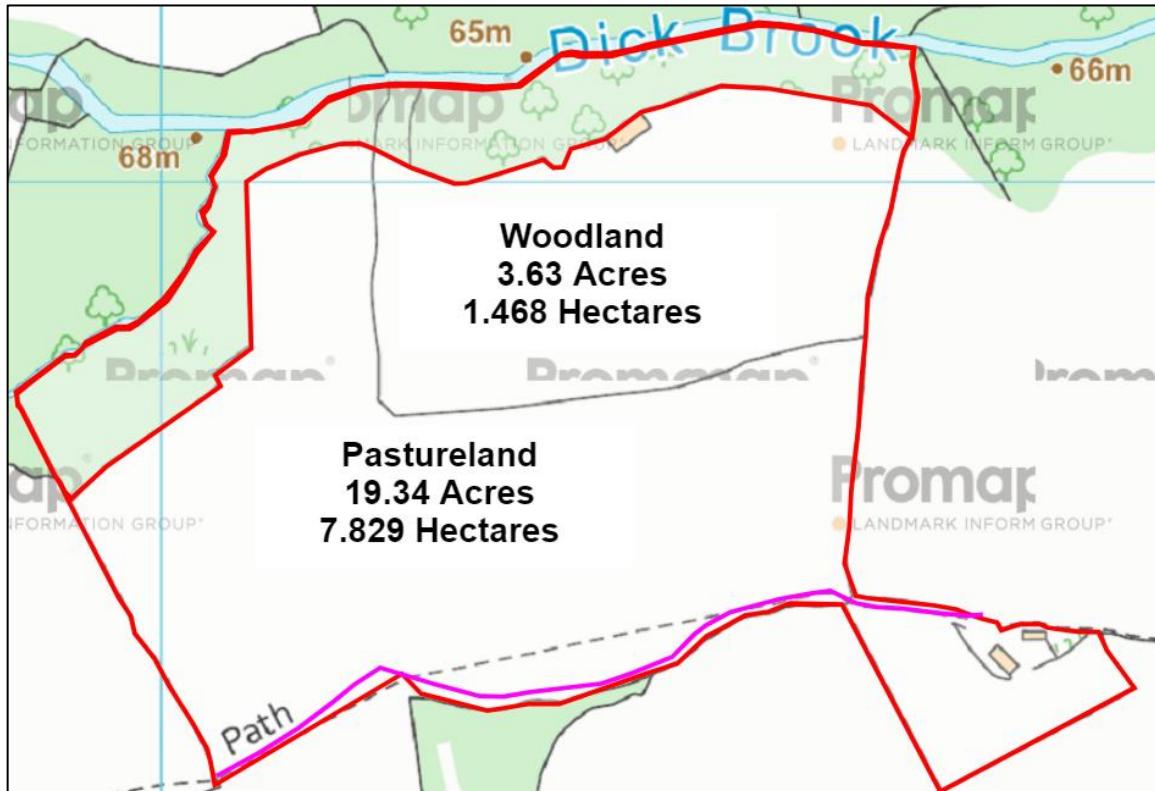
TENURE

Freehold with vacant possession upon completion

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.



**Sole Selling Agents:**

Halls Holdings Limited, Gavel House, 137 Franche Road, Kidderminster, Worcestershire DY11 5AP.

Further Information

For additional information please contact Sarah Hulland or Henry Hyde at our Kidderminster office on 01562 820880

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