

Approx. 28.23 Acres/11.42 Ha of pasture and amenity woodland

Land at Sion Hill Court,
Wolverley,
Nr Kidderminster,
Worcestershire,
DY10 2YY



GUIDE PRICE : £ 140,000

Situation

The land is situated at Sion Hill, which is located East of the village of Wolverley.

Description

The total land area extends to approximately 28.23 Acres/11.42 Hectares and comprises a mix of pasture, uncultivated land and amenity woodland. The land to be included within the sale is as edged in red on the attached Ordnance Survey extract.

Single Payment Scheme

As far as we are aware the land is not registered on the Rural Land Register and no Entitlements are included within the sale.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit and burden to all rights including rights of way, whether public or private, light, support, drainage, water and electric supplies and any rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cable, drains, water, gas and other pipes whether referred to in the Conditions of Sale or not.

Overage

The property will be subject to an Overage Clause reserving 60% of any uplift in value arising from a later Planning Permission for a change of use for a term of 50 years. The overage clause will not be triggered by use of the land for agricultural, forestry, equestrian or amenity use.

Access

The land benefits from two vehicular points of access. The main access route is directly from Wolverley Road together with a secondary access directly off Sion Hill Road adjacent to Sion Hill Lodge.

Directions

From Kidderminster Town Centre, leave Kidderminster in a northerly direction from the A456 ring road. Take the northern exit onto Blackwell Street/the Stourbridge Road (A451). At the T-Junction turn left onto the A449 as signposted Wolverhampton and turn immediately left again into Sion Hill. Proceed along this road for approximately one mile to the T-Junction. Turn left onto Wolverley Road to where the entrance to the land will be found to be located as indicated by the Agents for sale board.

Tenure and Possession

We understand the property is offered for sale Freehold although purchasers must make their own enquiries via their solicitor.

Services

No mains services are presently connected to the land. Prospective purchasers should make their own enquiries to the relevant utility company.

Areas Dimensions

Please note that the areas and dimensions stated within these particulars are deemed to be approximate. Prospective purchasers should satisfy themselves as to the areas and dimensions stated prior to expressing a formal intent to purchase.

Fixtures and Fittings

Any fixture or fitting not expressly mentioned within the confines of these sales particulars is excluded from the sale.

Local Authority

Wyre Forest District Council 01562 732928.

Viewing

Unaccompanied viewings are permitted during daylight hours conditional upon prior notification to the Sole Selling Agents of your intention to view.

General Information

Sales particulars prepared in October 2013.

ARC Surveyors Disclaimer – Important Notice

The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements stated within these particulars are approximate. Images within the particulars show the parts of the property only at the time they were taken. In relation to planning matters, prospective purchasers must not rely upon the use or planning details stated within these particulars and should confirm their proposed use and the terms of the Planning Permission with the relevant Local Authority. 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 of 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 Agents have not made any investigations into the existence or otherwise of any issues concerning pollution and or contamination of land, air or water. The Purchaser is responsible for making his/her own enquiries in this regard. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. ARC Surveyors Ltd is a Limited Company registered in England and Wales. Registered Company Number 7764003. The agents are registered with The Property Ombudsman.



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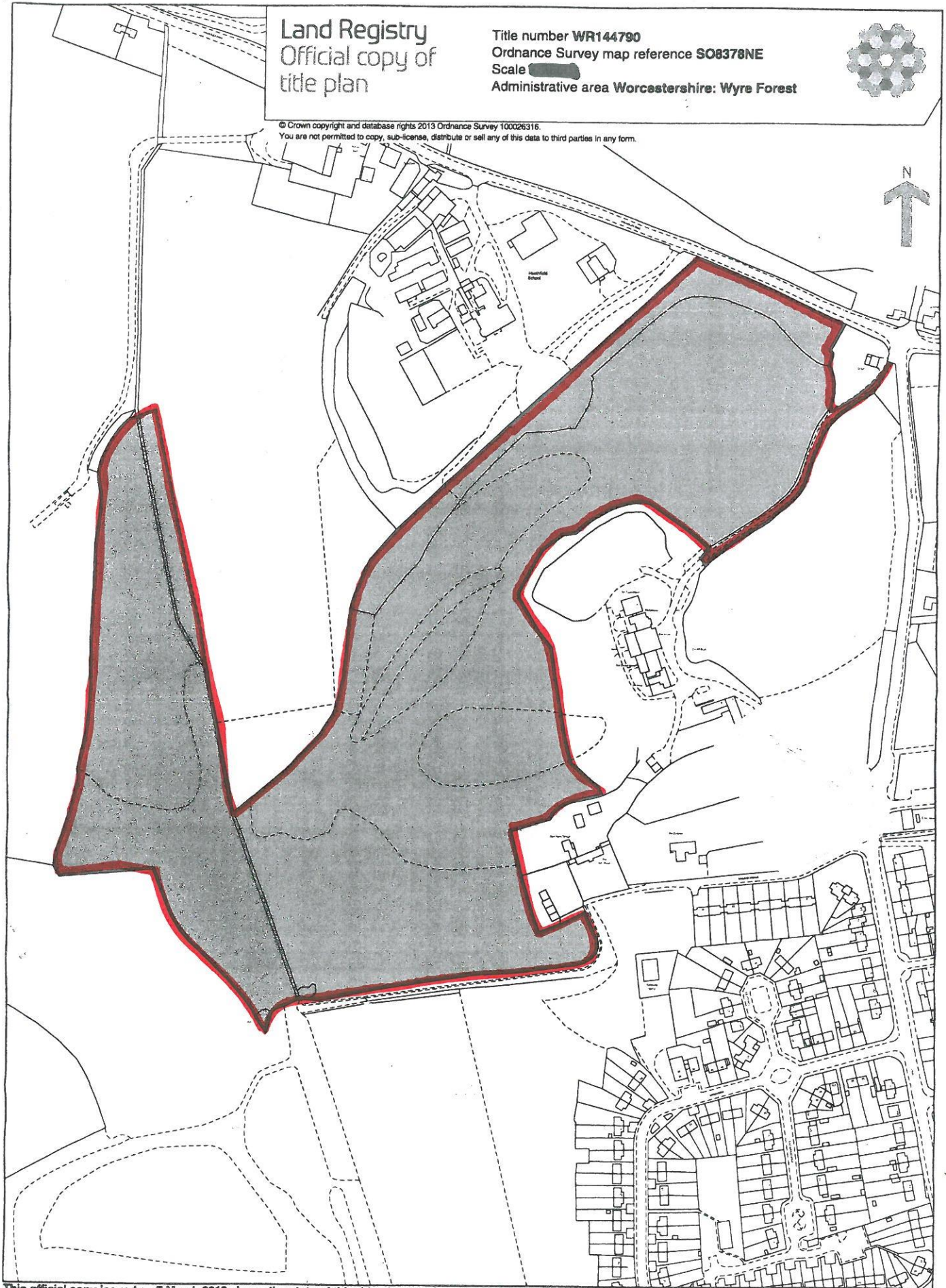
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Land Registry
Official copy of
title plan

Title number **WR144790**
Ordnance Survey map reference **SO8378NE**
Scale **[REDACTED]**
Administrative area **Worcestershire: Wyre Forest**



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This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Coventry Office.