

FOR SALE

LAND

TSR

TOWLER SHAW ROBERTS

A RARE OPPORTUNITY TO ACQUIRE A SIZEABLE PLOT OF ACCOMMODATION/GRAZING LAND



For Reference Only

Scale: Not to Scale

**LAND AT WERGS HALL
ROAD**

CODSALL

WOLVERHAMPTON

WV8 2HH

- An attractive plot of accommodation/grazing land
- Extending to approximately 8.1 acres (3.28 hectares)
- The site is level and regular in shape situated on the rural outskirts of Codsall
- Offers in the region of £200,000 are invited for the Freehold interest

Call 01902 421216

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The site is located within the rural fringes of the popular village of Codsall, approximately 4.5 miles from Wolverhampton City Centre.

Description

Extending in total to circa 8.1 acres (3.28 hectares), the site benefits from a roadside frontage together with gated access, an attractive outlook to open countryside and the established woodlands beyond. The site also has an additional side entrance, accessed via a single lane grassed track, directly off the main Wergs Hall Road.

Tenure

The site is understood to be of Freehold tenure and is offered for sale by private treaty with the benefit of vacant possession upon completion.

Guide Price

Offers in the region of £200,000 are invited for the freehold interest

Overage

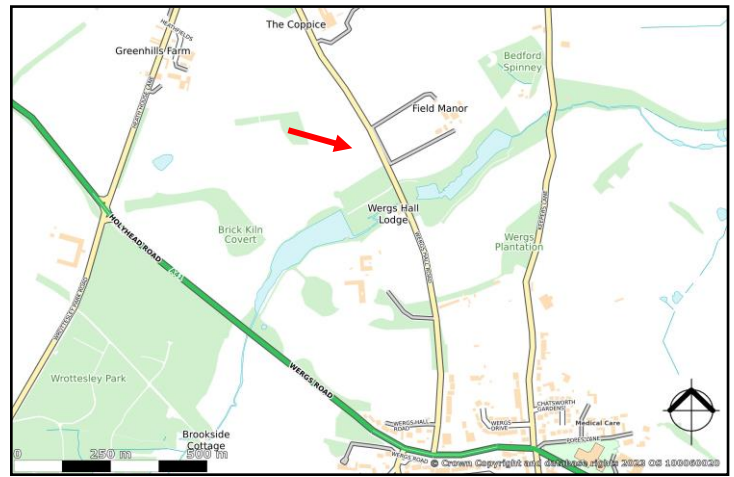
Within the Transfer of the property there will be an overage provision granted for the benefit of the Vendor and its Successors in Title.

Ground Conditions and Contamination

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

Rights of Way, Wayleaves etc.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.



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VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Services (Not Checked or Tested)

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located within South Staffordshire Council.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Legal Costs

Each party are to be responsible for their own legal fees incurred in this transaction.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

March 2023

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Tel: 01902 421216

Also at
TSR House
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Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

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Consumer Protection From Unfair Trading Regulations 2008

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