

**EQUESTRIAN Paddock LAND  
FOR SALE**



**PYE GREEN, HEDNESFORD  
CANNOCK WS12 4LL**

- **Approximately 3.24 Acres (1.31 Hectares)**
- **Single Enclosure of Paddock Land**
- **Gently Sloping South Facing**
- **Sought-After Setting Edge of Cannock Chase**

**Offers Invited**

## **DESCRIPTION**

Hinson Parry & Company are delighted to offer to the market a rare opportunity to purchase this single enclosure of gently sloping south-facing paddock which benefits from direct road-side access.

The land equates to approximately 3.24 acres (1.31 hectares) of long-established pasture, benefitting from a recent upgrade to the perimeter fence and is bounded by mature hedgerow to the east. There is a timber frame field shelter at the north eastern corner of the land, however we advise that the structural condition of the building may need investigating by the purchaser before use.

This is a rare opportunity to acquire a sought-after paddock in a prime setting.

## **LOCATION**

The land is situated 1.5 miles north-west of Hednesford. From Cannock Road take the turning onto Green Heath Road, continue for 1 mile going straight over at the roundabout. Take the left turning onto Broadhurst Green and continue until you arrive at the junction with Pye Green Road, at the junction continue onto Broadhurst Green. The land will be found on the left, clearly identified by the Agent's "For Sale" board.

What3Words Location: /// helpful. interests. owner

Postcode: WS12 4LL

## **SERVICES**

We are not aware of any mains services connected to the land.

## **TENURE AND POSSESSION**

We are advised the land is freehold and is being sold with the benefit of vacant possession.

## **PLANNING**

All enquiries should be made to the Local Planning Authority; Cannock Chase Council, Civic Centre, Beecroft Road, Cannock, Staffordshire WS11 1BG.

## **UPLIFT CLAUSE**

The property is sold subject to an Uplift Clause reserving the vendor 30% of any increase in value arising from the grant of planning consent for alternative use or development of the site. This provision will remain in force for a period of 30 years from the date of completion.

## **VIEWING**

All enquiries and viewings strictly by appointment through the agent Messrs Hinson Parry and Company.

Email: [info@hinsonparry.co.uk](mailto:info@hinsonparry.co.uk)

Tel: 01785 850866

## **METHOD OF SALE**

The land is for sale by informal tender, with sealed bids to be received no later than 12 noon on 8<sup>th</sup> July 2022. Bid will only be received on the form attached hereto.

Please address sealed bids as 'Land at Pye Green, Hednesford Cannock WS12 4LL'.

Electronic bids will also be considered as long as the format of the bid answers the same queries raised on the attached form. Please address electronic bids to [info@hinsonparry.co.uk](mailto:info@hinsonparry.co.uk) ensuring the subject line states CONFIDENTIAL- BID FOR LAND AT PYE GREEN.

Any questions please contact the agent on the below:

## **AGENT CONTACT**

James Husband  
Hinson Parry & Company  
01785 850866  
07874 349710



LOCATION PLAN



## SITE PLAN



**Promap**  
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2022. All Rights Reserved.  
Licence number 100022432  
Plotted Scale - 1:1250. Paper Size - A4

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are given notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

**SUBJECT TO CONTRACT**

**BEST AND FINAL OFFER**

**Land at Pye Green, Hednesford WS12 4LL**

N.B. Bids are to be submitted to Hinson Parry & Co. at the address below by no later than 12 noon on 8<sup>th</sup> July 2022. The envelope should be sealed and clearly marked "Land at Pye Green". The vendor is not bound to accept the highest or any offer.

I/We.....

Of.....

Having inspected the property, land at Pye Green and hereby offer the following:

The sum of £.....

I confirm the funds are in place to complete the purchase and accept that the vendor is not bound to accept my offer

Please tick to confirm

I confirm that if my offer is accepted then I will endeavour to ensure that contracts are exchanged and completed as soon as possible

Please tick to confirm

I confirm that my solicitors are Messrs.....

Of.....

Contact name.....

Telephone.....

Signed:.....

Name in print:.....

Date:.....