

**FOR SALE**



**APPROXIMATELY 8.23 ACRES OF AMENITY LAND  
LYING TO THE WEST OF CANNOCK ROAD, SHARESHILL**

**FOR SALE BY INFORMAL TENDER  
TENDERS BY 20<sup>th</sup> AUGUST 2021**

**OFFERS INVITED**

## **DESCRIPTION**

We are delighted to offer to the market a most rare opportunity to purchase approximately 8 acres of amenity land near Shareshill, Cannock.

The parcel has the benefit of being completely private, surrounded by land on all sides and set well away from roads, offering a unique opportunity for anyone looking for their own corner of England.

The land itself has a brook running through it, and is host to wild grasses, shrubs and mature deciduous trees. A bridleway passes through the land, and usual vehicular access has traditionally been taken from Swan Lane.

**Please note** that there is no formalised vehicular right of way to the land; however the Vendor has confirmed that they have been using the access track off Swan Lane since the mid-1970s. The Vendors are willing to either supply a signed declaration to this effect to the successful purchaser, or provide insurance to indemnify the purchaser against claims arising as a result of the non-formalised access.

We advise that all interested parties seek independent professional advice prior to making any offer.

## **LOCATION**

The land is situated to the south-west of Shareshill village, which offers a range of amenities, including; post office, public house and church. The village is approximately 5 miles from the city of Wolverhampton and has excellent transport links via the M6 and M54 motorways.

What3Words location: ///wedge.rabble.cabin

Nearest postcode to Swan Lane: WV10 7JT

## **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; South Staffordshire Council, Wolverhampton Road, Codsall, South Staffordshire WV8 1PX.

## **UPLIFT CLAUSE**

This property is sold subject to an Uplift Clause reserving to 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 35 years.

## **VIEWING**

The land may be viewed at all reasonable times during daylight hours from the bridlepath. For health and safety reasons we ask that interested parties do not walk over the land itself as it has been unmanaged for some years and we cannot guarantee what lies underfoot.

Please note access to the site may not be suitable for all vehicles and we would suggest you park on Swan Lane and access on foot.

### **DIRECTIONS**

From the north, take the 4<sup>th</sup> exit at J11 of the M6 motorway and head west along the A460 highway, after 1 mile take a right turning onto Church Road, Shareshill then take the first left turning onto Elms Lane before heading left onto Swan Lane which becomes a bridleway; leading to the site.

### **METHOD OF SALE**

The land is for sale by informal tender, with sealed bids to be received no later than 12pm on 20<sup>th</sup> August 2021. Bids will only be received on the form as attached hereto.

Please address sealed bids as 'Land at Shareshill, Hinson Parry & Co, Diamond Way, Stone, ST15 0SD'

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 SHARESHILL

Any questions please contact us on the below:

### **AGENT CONTACTS**

Simon Ashfield or James Husband  
Hinson Parry & Company  
01785 850866  
07874 350259 / 07874 349710

### **PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS**

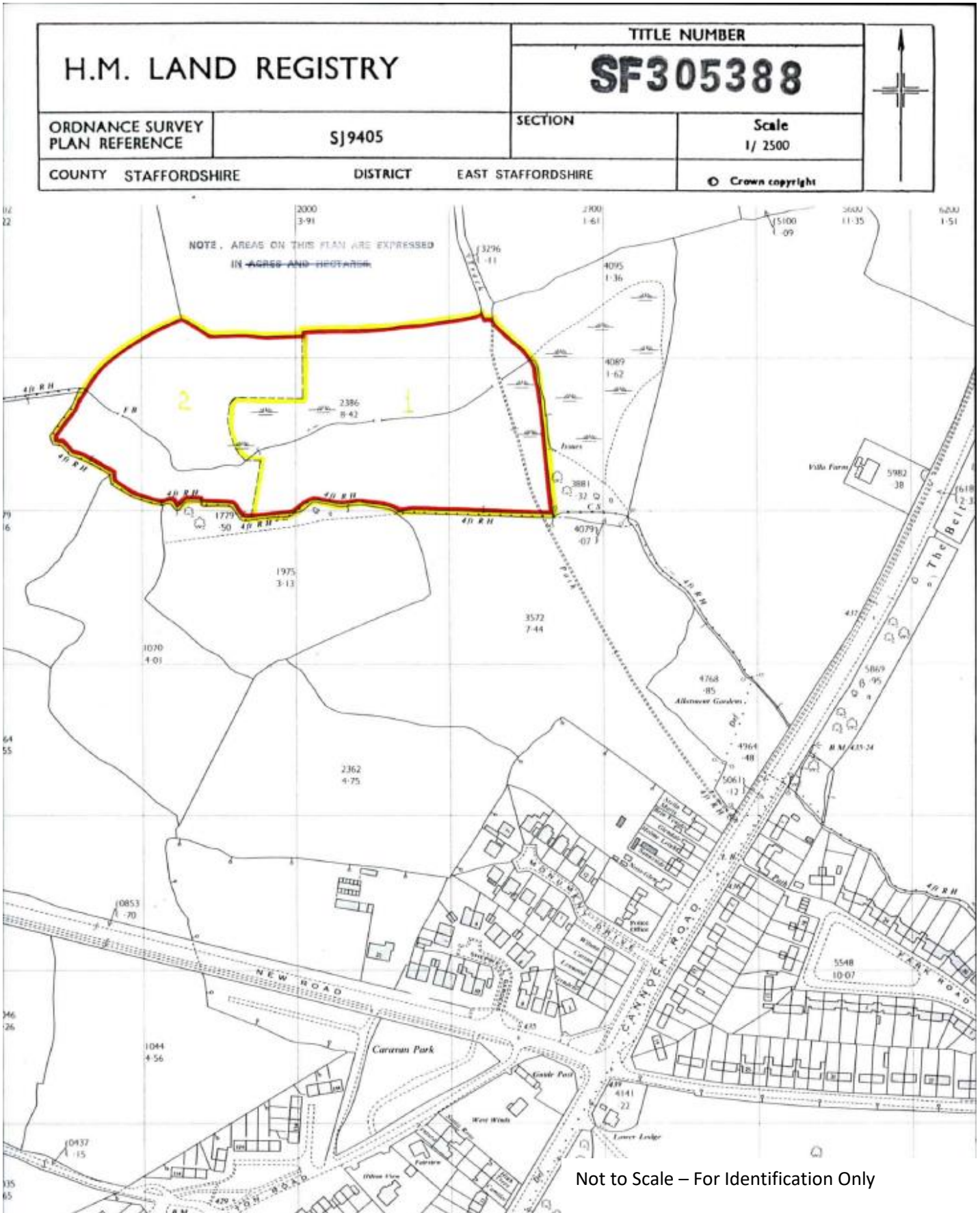
The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & 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.



**LOCATION PLAN**



# SITE PLAN



**BEST AND FINAL OFFER**

**Land at Shareshill, Cannock**

N.B. Bids are to be submitted to Hinson Parry and Co. at the address below by no later than 12 noon on 20<sup>th</sup> August 2021. The Envelope should be sealed and clearly marked "Land at Shareshill." The vendor is not bound to accept the highest or any offer.

I/we .....  
of.....  
.....  
.....

having inspected the property, land at Shareshill and hereby offer the following;

the sum of £.....

I confirm that 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 would be Messrs .....  
of .....  
contact name .....  
telephone.....

Signed: .....

Name in print: .....

Dated: .....