

FOR SALE



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

**FOR SALE BY PRIVATE TREATY
GUIDE PRICE £85,000**

DESCRIPTION

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

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 4th 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.

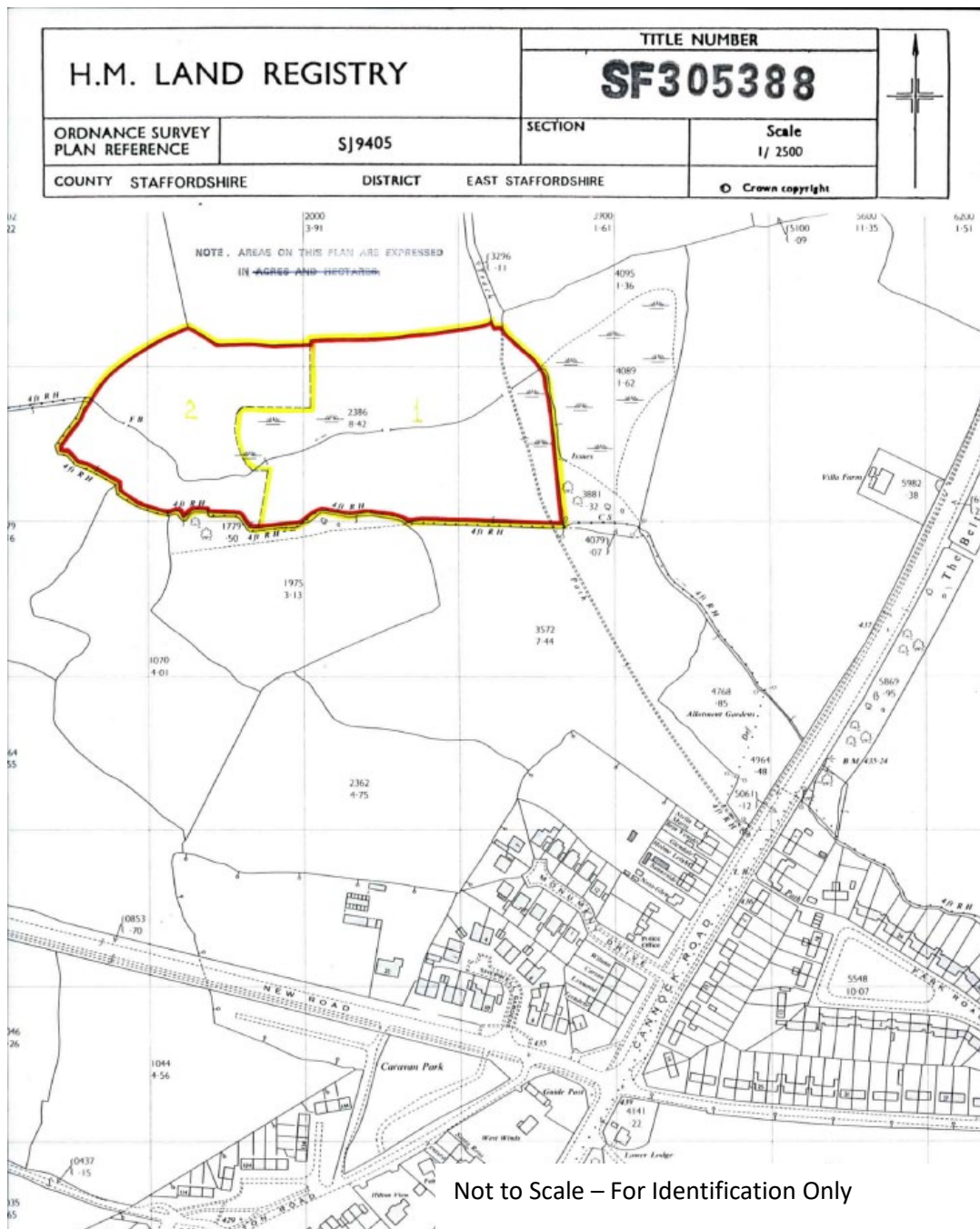
AGENT CONTACTS

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

LOCATION PLAN



SITE PLAN



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.