



Land off Green Lane, Albrighton, WV7 3BP

**FOR SALE**

LAND

**Size**  
413,848 sq ft (38,447 sq m)

**Purchase Price**  
£SOLD

Approximately 9.5 acres (3.84ha)

Productive pasture land

Roadside access

## Location

The land is located on Green Lane, just off the A464 Holyhead Road approximately 0.5 miles from Albrighton village centre. Wolverhampton is approximately 7 miles to the south east and Telford 6.5 miles to the north west. Junction 3 of the M54 is 2 miles north, providing excellent links to Shrewsbury, Birmingham and the greater Midlands motorway network.

## Description

The land has direct access off Green Lane via a metal field gate and is secured by a mix of hedge, stock proof and post and rail fencing. The field is relatively level and regular in shape and was re-seeded approximately 6 years ago and has only in recent years been cut for hay, in addition there is also a small field shelter. Whilst there are no mains supplies serving the site, there is an electricity pylon with transformer on the field boundary and we are advised that mains water is in the road.

## Size

The field measures approximately 9.5 acres (3.84ha)

## Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining boundaries or ownership thereof.

## Tenure

We are advised the land is freehold and will be sold with vacant possession.

## Uplift Clause / Overage Agreement

The land is being offered for sale subject to an uplift clause stating that if within 25 years from the purchase date the land is developed or planning permission obtained for anything over and above agricultural or equestrian use, 30% of any increase in value is payable to the vendor.

## Price

Offers in the region of £175,000.

N.B. The vendor may consider splitting the land and offer two similar sized plots.

SOLD

## Subject to Contract

Viewing can be undertaken in daylight hours with a set of particulars in hand and all parties do so at their own risk.

Michael Tromans & Co LLP

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Aug 23

Additional Images



# Location Map

