



GRAZING LAND FOR SALE, (opposite The Manor), Seisdon Road, Trysull, South Staffordshire, WV5 7JF

BERRIMAN
EATON

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GRAZING LAND FOR SALE APPROX 5.2 acres (2.10ha). Bordering Seisdon Road with vehicular access and brook running through.

LOCATION

This picturesque village in the County of South Staffordshire lies around 5 miles to the South West of Wolverhampton City, offering easy commuting to the West Midlands Conurbation. The land lies on the edge of the village towards Seisdon, yet is close to the heart of the community within walking distance are the Church, Village Green, Village Hall, excellent Primary School and a selection of Public Houses along with near-by countryside bridle paths. Further amenities are available in the neighbouring villages of Wombourne and Swindon.

DESCRIPTION

The land borders Seisdon Road with gated access and to the North runs Smestow Brook having a bridge across to the more northerly paddock. The land is presently used for pasture land and hay.

WATER

Available from the brook.

ACCESS

Gated access is directly off the Seisdon Road with good visibility.

TENURE:

The land is offered for sale Freehold with vacant possession upon completion.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS

The land is sold subject to and with the benefit of all existing rights, of way, drainage, electricity supplies and other rights; covenants, restrictions and obligations and all wayleaves whether referred to in these particulars or not.

LOCAL AUTHORITY

South Staffordshire DC 01902 696000

VIEWING ARRANGEMENTS

Viewing of the land is permitted at any reasonable time during daylight hours.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In Excess Of
£80,000

EPC: G

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



