

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

BERRIMAN
EATON

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

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

**Bridgnorth Office**
01746 766499
bridgnorth@berrimaneaton.co.uk

**Lettings Office**
01902 749974
lettings@berrimaneaton.co.uk

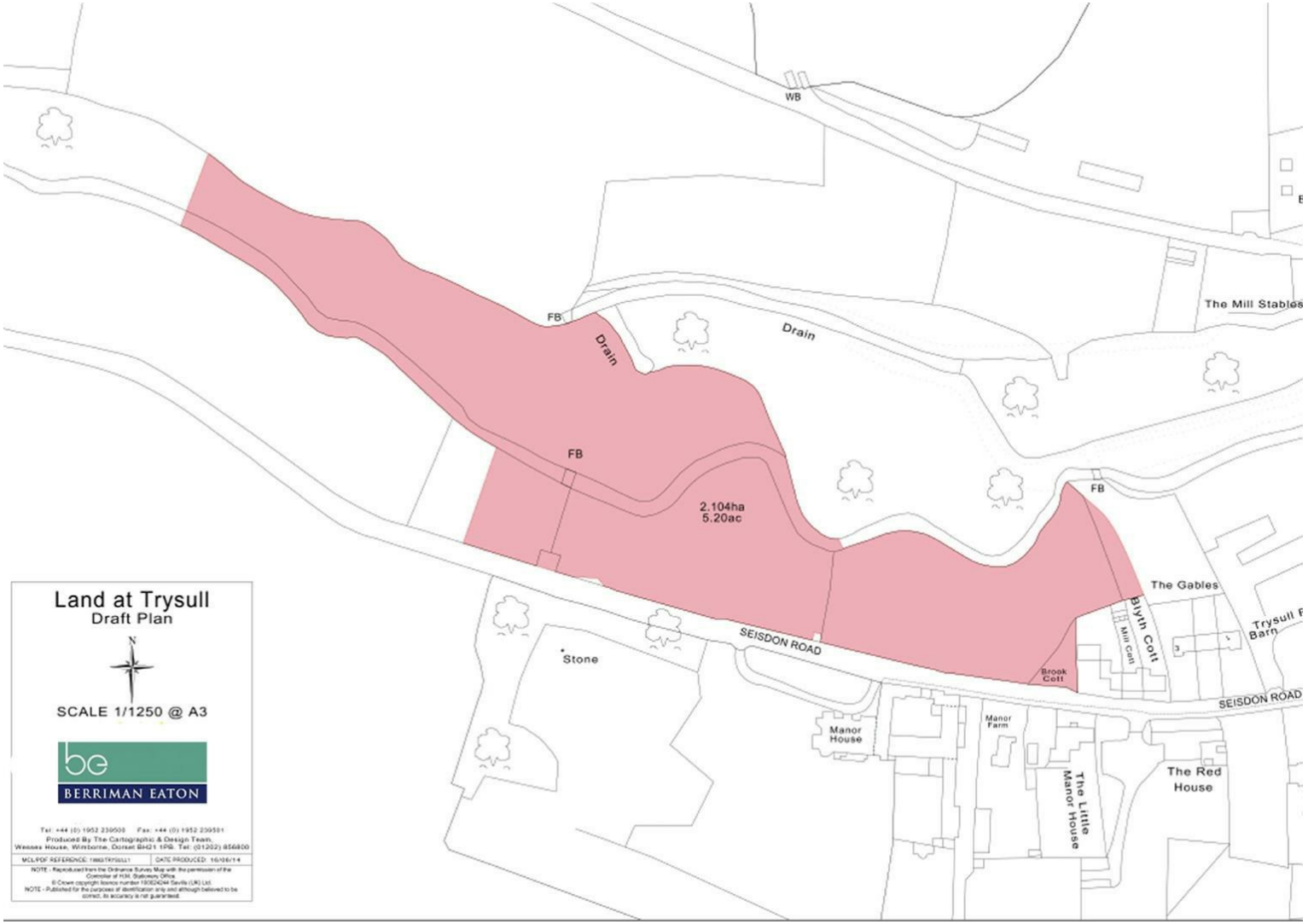
**Wombourne Office**
01902 326366
wombourne@berrimaneaton.co.uk

**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.


WB
FB
Drain
Drain
FB
2.104ha
5.20ac
FB
The Mill Stables
The Gables
Blyth Cott
Mill Cott
Brook Cott
Trysull F
Barn
SEISDON ROAD
SEISDON ROAD
Stone
Manor House
Manor Farm
The Little Manor House
The Red House
Land at Trysull
Draft Plan
N
SCALE 1/1250 @ A3
BERRIMAN EATON
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TRYSULL



