



VANTAGE
LAND
01727 701303

THE VIEWPOINT, BETWEEN TRYSULL & SEISDON, STAFFORDSHIRE
LAND FOR SALE ON CHURCH LANE, TRYSULL, WOLVERHAMPTON, WV5 7JA

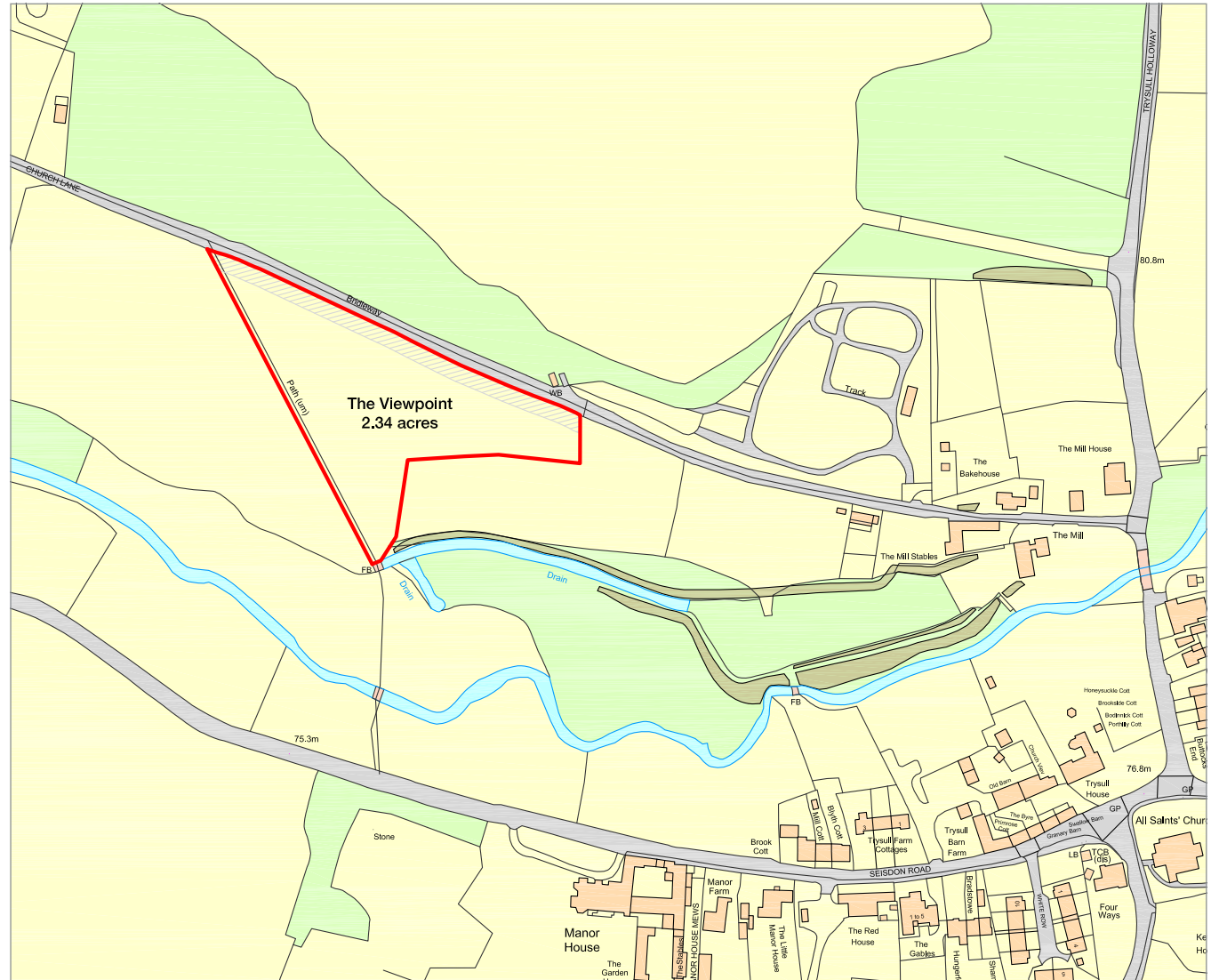
LAND WITH STUNNING VIEWS & DIRECT GATED ACCESS IN AN IDYLIC LOCATION

Don't miss out on this wonderful opportunity to own a parcel of grazing land with sweeping views over some of the area's most beautiful countryside.

This lush pasture land measures 2.34 acres and benefits from road frontage and direct gated access onto Church Lane. It is enclosed in the main by a mixture of fencing & mature hedgerow and pleasantly slopes in a gentle southerly direction offering stunning views.

The current owners have established a large vegetable patch and the land is suitable for grazing, as a smallholding for hobby farming or for a variety of other recreational or amenity uses subject to any necessary planning consent.

The land could also offer potential for those looking for equestrian use in an area well suited to riding out. Uniquely, Church Lane is a bridleway providing access to a larger network of bridle paths as well as the picturesque and affluent villages of Seisdon & Trysull, which offer a range of local amenities.



Size	Guide Price
2.34 acres	£80,000



LOCATION

- ◆ Between Trysull & Seisdon
- ◆ 1.8 miles to Wombourne
- ◆ 3.3 miles to Pattingham
- ◆ 4.7 miles to Wolverhampton
- ◆ 6.5 miles to Dudley
- ◆ 12.8 miles to Telford
- ◆ 14.5 miles to Birmingham City Centre
- ◆ 18.5 miles to Stafford

The land lies between the affluent & picturesque villages of Trysull and Seisdon. Here you can find several local amenities including a post office, an Ofsted rated “Outstanding” primary school and a highly rated pub serving good food.

The larger villages of Pattingham and Wombourne are nearby. Wombourne is often referred to as the country’s largest village. It has a thriving community with many groups and organisations open to everyone. The traditional village geen contains a variety of independent shops, cafés, pubs and restaurants.

The vibrant cities of Wolverhampton and Birmingham are within easy reach. Birmingham is the second biggest city in the UK and it is renowned for its Michelin starred restaurants and the famous Bullring shopping centre.

The land benefits from good transport links lying between the A454 and A449, which connects the site to both the M6 and M5 motorways and from there, the larger motorway network.

Rail connections are excellent – Wolverhampton train station provides frequent and fast links into Birmingham, Manchester and London.

TRANSPORT LINKS

- ◆ 1.8 miles to the A454
- ◆ 2.1 miles to the A449
- ◆ 5.1 miles to Wolverhampton Train Station *
- ◆ 9.2 miles to M6 (junction 10)
- ◆ 10.8 miles to M5 (junction 1)
- ◆ 21.8 miles to Birmingham Airport

* Journey Times: 13 mins to Stafford; 20 mins to Birmingham New Street; 31 mins to Birmingham International Airport



RECREATION

Close to the land are a host of local attractions including the National Trust Wightwick Manor, Severn Valley Railway, Baggeridge Country Park, Dudley Zoo & Castle and Halfpenny Green Vineyard with its Wildlife Zoo to name but a few.

EQUESTRIAN

The land lies on Church Lane, which is also a bridleway (Area Name: Trysull and Seisdon 15). A larger network of bridle paths can be found nearby.

LAND VALUES

Average land prices within the region are **22% higher** than the national average.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that **over the past five years, land values have risen by 26%** outperforming the residential property market.

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.



The current owners have established a large vegetable patch.



The land is enclosed in the main by a mixture of fencing & mature hedgerow.

PLANNING

There are no current or past planning applications on the land.

LOCAL AUTHORITY

South Staffordshire Council
www.sstaffs.gov.uk

NO OVERAGE

There is **no overage or clawback** on this land – rare in today's land market.

LAND DESIGNATION

The land is situated within the Birmingham Green Belt. Any development or change of use would be subject to any appropriate permissions.

PROPERTY PRICES

The land is situated within an affluent area. Property prices in Trysull are **119% above** the county average and 67% above the national average (*Source: Zoopla*). These premium prices reflect the desirability of the area as a place to live and own property – including land.

LOCAL DEVELOPMENT

Numerous parcels of land within the local area have been granted permission for agricultural or equestrian development, such as barns or stables.

Furthermore, South Staffordshire Council's Site Allocations Document (SAD) produced in 2018, which forms their Local Plan, has allocated 14 sites within the Green Belt for housing development – the closest being just 3 miles from the land for sale.

Several of these sites have already received planning permission and have been developed including; land off Hyde Lane, Kinver and land north of Beggars Bush Lane in Womborne.



The land lies on Church Lane, the eastern entrance to which is shown here.

ACCESS

The land enjoys extensive road frontage onto Church Lane from where it benefits from direct access via a gated entrance in the north-eastern corner of the land.

A right of way for other landowners runs across the northern boundary and a public footpath runs parallel to the south-western boundary. Please call 01727 701303 if you require any further information.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The approximate location of the entrance gate on can be found here – [///lasts.agree.ridge](https://www.what3words.com/lasts.agree.ridge)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.



The land benefits from direct access in the north-eastern corner via a gate on Church Lane.