



VANTAGE  
LAND  
01727 701303



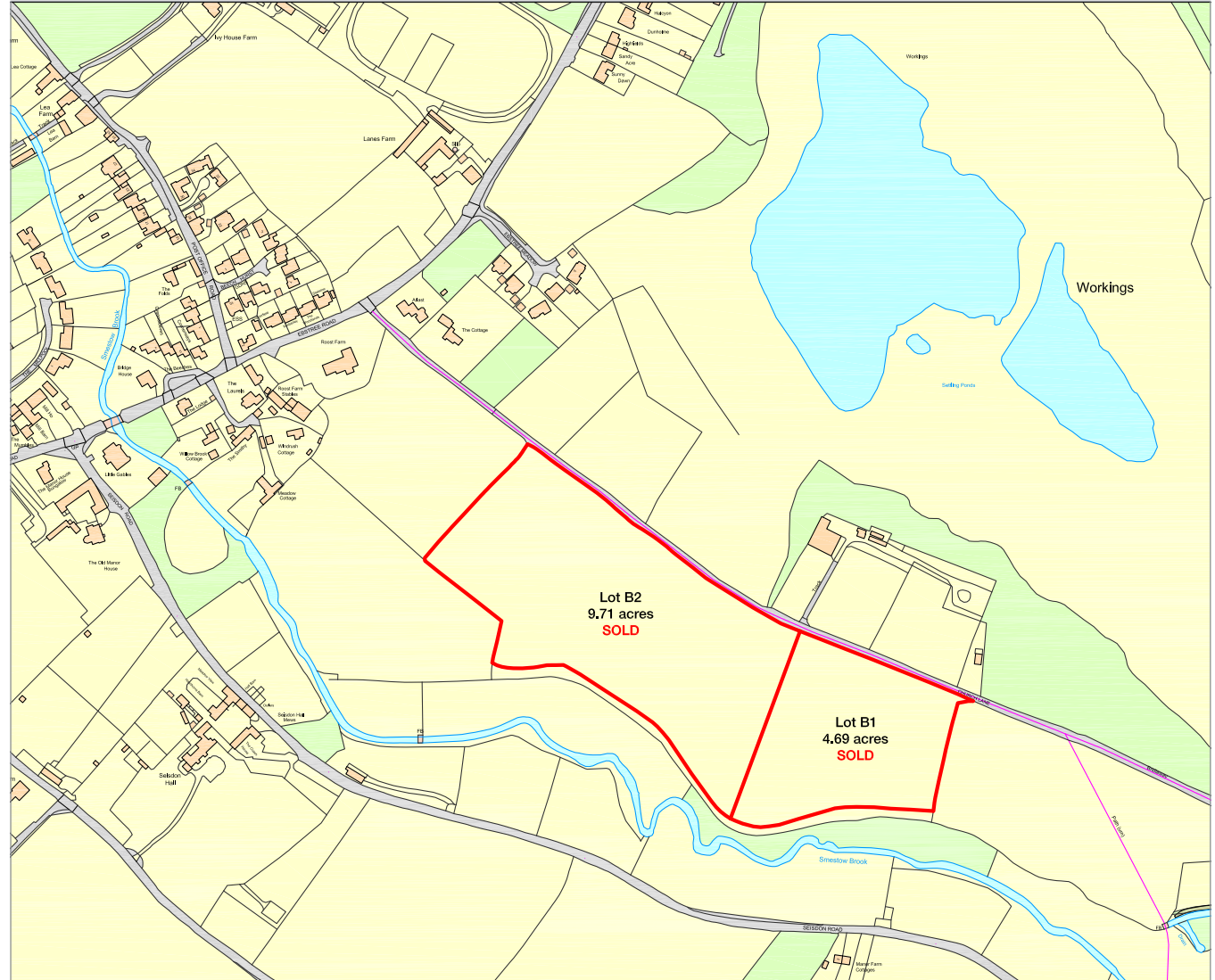
LAND FOR SALE BETWEEN TRYSULL & SEISDON, STAFFORDSHIRE  
ON CHURCH LANE, TRYSULL, WOLVERHAMPTON, WV5 7JA

## LAND WITH SWEEPING VIEWS ACROSS BEAUTIFUL COUNTRYSIDE

A wonderful opportunity for you to own a good sized parcel of grazing land with sweeping views over some of the area's most beautiful countryside. This lush pasture land measures over 14 acres and is for sale as a whole or in lots.

The land gently slopes in a southerly direction towards Smestow Brook and lies between the picturesque villages of Seisdon & Trysull in a beautiful and tranquil setting. It is enclosed in the main by mature hedgerow with both lots enjoying road frontage onto Church Lane.

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 close by.



Lot	Size	Guide Price
B1	4.69 acres	SOLD
B2	9.71 acres	SOLD



## 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





## 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.

## 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.

## PLANNING

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

## LOCAL AUTHORITY

South Staffordshire Council  
[www.sstaffs.gov.uk](http://www.sstaffs.gov.uk)

## NO OVERAGE

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

## 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.

## LAND VALUES

**Land values continued to rise last year and even managed to outpace inflation, according to the Knight Frank Farmland Index. Furthermore, the average price of land in this area is 20% higher than the average.**

Following a 3% increase last quarter, farmland outperformed other asset classes such as gold, equities & residential property in the past 12 months.

This strong growth was driven by a continued lack of supply and strong demand from a wide range of buyers, particularly from those looking for natural investment capital to become self-sufficient or for environmental purposes.

With these trends looking to continue, the farmland market is set to remain strong.

## METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.

## ALTERNATIVE SIZE OR BUDGET?

**We may be able to amend the plan to suit your size or budget requirements.**

Please call us on 01727 701303 to speak to one of our experienced land consultants





The land can be accessed from a gate to the east off Church Lane

## ACCESS

The site enjoys extensive road frontage onto Church Lane. Full vehicular right of way is provided to all lots via an easement from a secure gated access to the east. If you require any further information, please call 01727 701303.

## WHAT3WORDS

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

The entrance to the land can be found here; [///grass.move.speaks](https://grass.move.speaks)

The approximate location of the land can be found here; [///lock.rated.snows](https://lock.rated.snows)

## VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our land consultants or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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