

FOR SALE

Land & Garden Allotments Off Dark Lane Belbroughton, Stourbridge, West Midlands DY9 9SN



FOR SALE

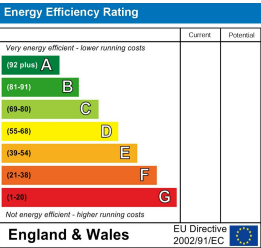
For Sale By Formal Tender £150,000

Land & Garden Allotments Off Dark Lane Belbroughton, Stourbridge, We

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
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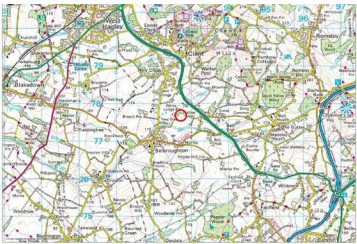
null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s



- **Agricultural Land with the inclusion of a vegetable garden**
- **Level pasture, providing excellent usability and accessibility**
- **Secure boundaries with established hedgerows and fencing**
- **Single gated access from Dark Lane**
- **Desirable rural location with great transport links.**
- **For sale by Formal Tender to be submitted by 12 Noon Thursday 14th May 2026**

LOCATION/SITUATION

Situated in the highly desirable Belbroughton area, the land combines privacy and rural character with excellent access to Stourbridge and surrounding towns.

This is a rare opportunity to acquire a substantial, level and versatile parcel of land in a sought-after -rural location, ideal for agricultural, or lifestyle use.



DESCRIPTION

Extending to approximately 8.4 acres (3.4 hectares), this versatile land offers an outstanding opportunity for agricultural activity or lifestyle use.

The land is arranged as one level parcel, extending to approximately 8.4 acres. Surrounded by a mixture of mature and recently planted hedgerow as well as areas of fencing, the land maintains a good level of privacy off the main roads. According to the Agricultural Land Classification Maps, the soil is rated Grade II and is currently used as grassland, however could easily be put back into an arable rotation.

Included with this property is an allotment area and vegetable garden that benefits from a wooden tool shed, multiple polytunnels and a greenhouse, all of which are in moderately usable condition, this offers the opportunity for buyers seeking a lifestyle use, whilst also not being so extensive that this couldn't be returned back to arable use.

SERVICES

It is our understanding that there are no services connected to the land.

ACCESS

Main access off Dark Lane via a single gate.

VIEWING

At any reasonable time during daylight hours with a copy of these particulars to hand.

WHAT3WORDS

///atoms.toys.inches

FIELD FIXTURES AND FITTINGS

Only those items described in these sale particulars are included within the sale.

AGRICULTURAL SCHEMES AND GOVERNMENT GRANTS

There are no current CSS/SFI Agreements on the land.

SPORTING, MINERAL AND TIMBER RIGHTS

All standing timber and timber rights are included in the sale. All sporting rights are included in this sale. All mineral rights are included in this sale.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey ProMap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied himself as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing rights whether mentioned in the sales particulars or not.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and roads and neither the vendor nor the agent will be responsible for defining the ownership.

METHOD OF SALE

The land is to be offered for sale via Formal Tender to be submitted by 12 Noon Thursday 14th May 2026.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all land purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

TENURE

Freehold with vacant possession upon completion.

FURTHER INFORMATION

For additional information please contact Charlotte Hurley at our Kidderminster office on:
01562 820880
Email: churley@hallsgb.com
Mob: 07983 271543