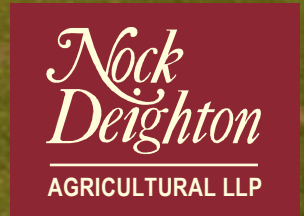




ORTON GRANGE FARM
Orton Lane, Wolverhampton, West Midlands, WV4 4XA



Orton Grange Farm

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An excellent opportunity to acquire an Equestrian Smallholding with established Livery Business, Outbuildings providing 27 Stables and Pasture Land extending in total to approximately 50 acres

FOR SALE BY INFORMAL TENDER

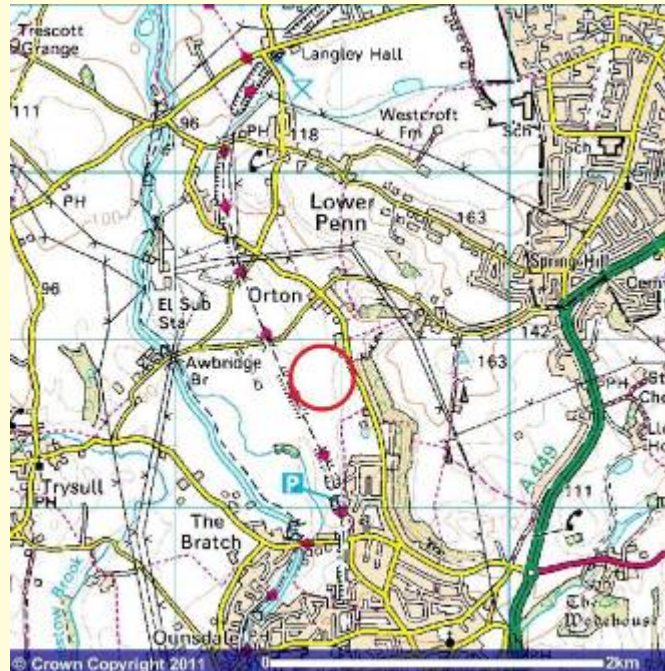
TENDER DATE: FRIDAY 27TH MAY 2011 BY 12 NOON

LOCATION

Orton Grange Farm is situated in a lovely semi-rural setting on the northern outskirts of Wombourne yet only 4 miles from Wolverhampton City. The adjacent South Staffordshire Railway walk offers excellent access to a bridleway network making the property ideally suited for equestrian users.

DIRECTIONS

From Wolverhampton take the A449 south along Penn Road continuing onto Stourbridge Road. At the roundabout with Wodehouse Lane and Billy Buns Lane take the third exit onto Billy Buns Lane (signposted Wombourne, Kingswinford and Railway Walk). Continue over the crossroads and before branching right onto Orton Lane. Continue through the village and Orton Grange Farm is situated on the left hand side after leaving the village, as identified by our 'For Sale' boards.



DESCRIPTION

Orton Grange Farm has been run as a DIY livery business for over 20 years, offering the potential for up to 27 liveries.

The farmstead comprises two portal framed outbuildings which have been adapted to provide stabling together with a muck heap.

The land is divided into paddocks by post and wire fencing with light, free draining soil making it particularly suitable for horse grazing.

SERVICES

Mains electricity and mains water are connected to the property. The purchaser will have the use of the existing water supply for 6 months after the date of completion after which time the purchaser must make their own connection. The purchaser will be responsible for the installation of a new electric meter.

BUILDINGS

Building 1 (14.60m x 22.60m)

Steel portal frame with corrugated steel sheet and timber board walling barn providing 12 stables.



Building 2 (36.90m x 13.50m)

Steel portal frame with block and timber board walling barn providing 15 stables and a store.



LAND SCHEDULE

<u>Field No.</u>	<u>Description</u>	<u>Ha</u>	<u>Ac</u>
SO8694 8874	Pasture	0.19	0.47
SO8694 9189	Pasture	0.15	0.37
SO8694 9686	Pasture	0.11	0.27
SO8694 9889	Pasture	0.16	0.40
SO8694 9976	Pasture	0.12	0.30
SO8794 0286	Pasture	0.10	0.25
SO8794 0486	Pasture	0.07	0.17
SO8694 6494	Pasture	1.10	2.72
SO8694 6985	Pasture	0.81	2.00
SO8694 7392	Pasture	0.81	2.00
SO8694 7582	Pasture	0.44	1.09
SO8694 7680	Pasture	0.27	0.67
SO8694 7769	Pasture	0.84	2.08
SO8694 7777	Pasture	0.73	1.80
SO8694 8165	Pasture	0.40	0.99
SO8694 8195	Pasture	0.73	1.80
SO8694 8373	Pasture	0.37	0.91
SO8694 8562	Pasture	0.49	1.21
SO8694 8589	Pasture	0.28	0.69
SO8694 8754	Pasture	1.12	2.77
SO8694 8785	Pasture	0.24	0.59
SO8694 8861	Pasture	0.37	0.91
SO8694 8868	Pasture	0.37	0.91
SO8694 8985	Pasture	0.66	1.63
SO8694 9077	Pasture	0.27	0.67
SO8694 9353	Pasture	0.53	1.31
SO8694 9378	Pasture	0.36	0.89
SO8694 9766	Pasture	0.61	1.51
SO8964 9772	Pasture	0.27	0.67
SO8694 9855	Pasture	0.34	0.84
SO8964 9880	Pasture	0.60	1.48
SO8964 9963	Pasture	0.49	1.21
SO8794 0457	Pasture	0.85	2.10
SO8794 0481	Pasture	0.33	0.82
SO8794 0570	Pasture	0.66	1.63
SO8794 0874	Pasture	0.36	0.89
SO8794 1060	Pasture	0.45	1.11
SO8794 1168	Pasture	0.24	0.59
SO8694 9443	Pasture	1.92	4.74
SO8794 1461	Pasture	0.39	0.96
	Track Network	0.80	1.98
	Farmstead	0.31	0.77
		<u>20.71</u>	<u>51.17</u>

Building 5

Building 3

SPORTING, TIMBER & MINERAL RIGHTS

In so far as they are owned, these are included in the sale.

SINGLE PAYMENT SCHEME

The land is registered on the Rural Land Register and has been used to support claims under the Single Payment Scheme. The vendors will use their best endeavours to transfer the Entitlements to the purchaser upon completion (2010 unit value of £207.37). The vendor will retain any payment in respect of the 2011 claim.

ACCESS

The land and buildings will be accessed through the gateway off Orton Lane as shown marked A on the plan.

VIEWING

Strictly by appointment with the sole selling agents.

Telephone: 01746 762666

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplied together with all wayleaves whether referred to in these particulars or not.



LOCAL AUTHORITY

South Staffordshire Council
Council Offices
Wolverhampton Road
Codsall
South Staffordshire WV8 1PX
Tel: 01902 696000

VENDOR'S SOLICITORS

FBC Manby Bowdler LLP
1 St Leonard's Close
Bridgnorth
Shropshire WV16 4EL
FAO: Stephen Corfield
Tel: 01746 760814

METHOD OF SALE

The property is offered for sale by Informal Tender as a whole. The closing date for tenders will be Friday 27th May 2011 by 12 noon.

PROPERTY MISDESCRIPTIONS ACT 1991

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact.

All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale.

Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase.

Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property.

The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan.

VAT

The sale is agreed on a VAT exclusive basis; however the purchaser(s) shall indemnify the vendors for any VAT, which may subsequently become payable.

Photographs taken April 2011
Particulars prepared April 2011

*Nock
Deighton*
AGRICULTURAL LLP

RURAL LAND & PROPERTY AGENTS, VALUERS, SURVEYORS, AUCTIONEERS

Bridgnorth • Ironbridge • Ludlow • Shrewsbury • Telford



Nock Deighton Agricultural LLP Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR
Tel: 01746 762666 Fax: 01746 767475 email: enquiries@nockdeighton.co.uk www.nockdeighton.co.uk

