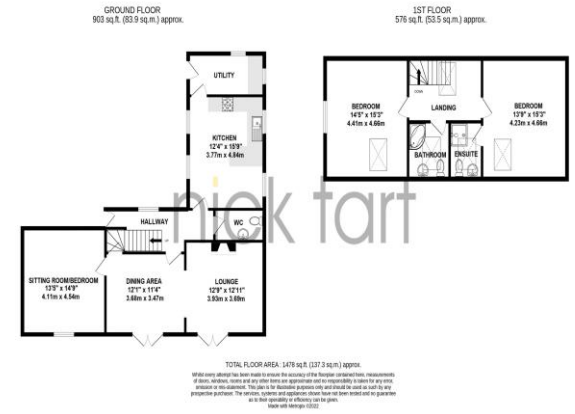


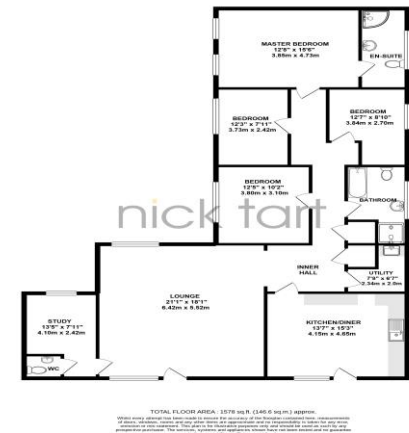


nick tart

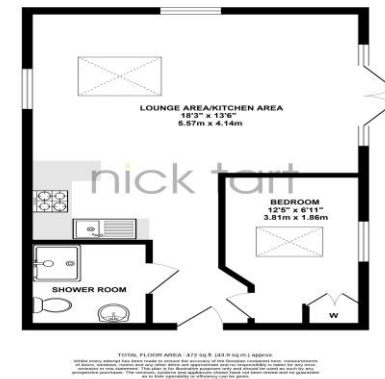
Park Farm Buildings & Land, Kingswood, Albrighton, WV7



GROUND FLOOR  
1578 sq ft. (146.6 sq.m.) approx.



GROUND FLOOR  
472 sq ft. (43.9 sq.m.) approx.



A Wonderful opportunity for a discerning buyer looking to acquire a livery yard set within approximately 24 acres within a much sought after location yet provides an extensive opportunity for a multitude of other purposes.

- Indoor school with 5 separate wooden stables & 2 muck trailers
- Indoor stable block with 15 stables, approx. 10 storage stables & washroom facilities
- Separate outdoor riding school with silicone sand base
- An old cattle shed and two further storage sheds
- 2 entrances, one off the A41 & the other off Budds Lane
- Four horse shelter
- There is also a second stable/ school block for five horses
- Two field shelter
- There are approx. 10 paddocks all with post & rail fencing and water

**The Barn** Offers accommodation which includes a Dining Kitchen, Utility, Lounge with open inglenook fireplace, Dining Area, Sitting room/Bedroom 3, Cloakroom with WC, Hallyway with decorative and supportive beams, 2 upstairs Double Bedrooms, Bathroom plus Ensuite, whilst outside enjoys a sweeping garden and patio space with stunning views over grazing fields with a gravelled driveway for private parking.

EPC D60

**No. 2** The accommodation, which was converted from an original stable block in 2016 includes a Kitchen, Inner Hall, Utility, Bathroom Master Bedroom with Ensuite, 3 further Bedrooms, Lounge, Study with WC and outside enjoys a courtyard area which faces towards open fields. EPC C71

**No.1** A stunning stone built converted cottage offers accommodation which includes an Entrance Hall, Bedroom, Shower Room, Kitchen Area and a Lounge Area whilst outside enjoys a private courtyard which is paved and gravelled with gated access to the fore. EPC E43

**Outside:** Outstanding views of open fields and natural countryside surround the plot which includes 2 large detached Dutch Barns that can offer a variety of uses including potential workshop spaces.

**Tenure** – we are advised the properties are Freehold

**Services** – we are advised oil fired heating and septic tanks are used.

**Council Tax** – **The Barn Band F, No.2 Band D, No1 Band C** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).



**Important**

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: [wolverhampton@nicktart.com](mailto:wolverhampton@nicktart.com)

[www.nicktart.com](http://www.nicktart.com)

Also at  
Ironbridge, Telford, Bridgnorth, Much Wenlock, Newport

A wonderful opportunity for a discerning buyer looking to acquire a livery yard set within approximately 24 acres within a much sought after location yet provides an extensive opportunity for a multitude of other purposes all complimented by three detached residential properties on site which include a 3 bedroom barn conversion, 4 bedroom large stable conversion plus a one bedroom cottage all providing rental potential.

Approached via a long driveway with grazing fields either side and placed in an idyllic location surrounded by open views towards natural countryside this secluded development of a cluster of properties is conveniently located to the A41 which enjoys road networks towards Wolverhampton, Shropshire and major motorways providing access to principal cities and towns.

Alternatively, the development could provide a large extended family of different generations the opportunity to reside on the same site yet also allows the freedom of independent living away from each other as the accommodation adapts to a variety of requirements whilst the Dutch barns offer most useful parking, storage or work shop spaces which potentially could offer an individual or couple the desired area to work from home.

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person, we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

**Important**

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: [wolverhampton@nicktart.com](mailto:wolverhampton@nicktart.com)

[www.nicktart.com](http://www.nicktart.com)



Also at  
Ironbridge, Telford, Bridgnorth, Much Wenlock, Newport

