

23 Land and Stables (lower field), Opposite White Acres Farm, Spout Lane, Stannington, Sheffield, South Yorkshire S6 6EF

GUIDE PRICE £38,000 PLUS*

| GRAZING LAND

- Freehold grazing land with stables
- Delightful setting overlooking the Loxley Valley
- Easy access from Stannington and Loxley
- New gated access, hardstanding and fencing
- Popular equestrian location
- Potential for owner occupation or letting
- Increasingly rare opportunity

Location

Spout Lane drops down from Stannington Road and meets the junction of Storrs Lane and Rowell Lane before joining Loxley Road. The field is the lower of the two being offered and is situated on the left hand side opposite White Acres Farm.

The Land

Originally numbered 9123, the field amounts to 1.44 acres as identified on the adjoining plan.

Services

There are no mains services on site. Natural water has previously been collected.

VIEWING

On site at any reasonable time

SOLICITORS

Lewis Francis Blackburn Bray, 14–16
Paradise Square, Sheffield S1 2DE

