

# Land adjoining Old Smithy Farm, Ebstree Road, Trysull, Wolverhampton, WV5 7JE



- 53.4 acres
- Predominantly Grade 2 arable land
- Available in Two Lots
- Deceased Estate

For Sale | Code 12400

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# Land adjoining Old Smithy Farm, Trysull, Wolverhampton



Guide Price £500,000 Freehold

Approximately 53.4 acres of predominantly arable ground off Ebstree Road, available as a whole or in two lots.

**Lot 1: 42.7 acres (17.28 ha) arable**  
Guide Price £400,000.

**Lot 2: 10.7 acres (4.33 ha) pasture**  
Guide Price £100,000.

**Whole**  
Guide Price £500,000.

## Introduction

Bruton Knowles are delighted to receive kind instructions from a Deceased Estate to offer arable and pasture land off Ebstree Road, to the north of the village of Seisdon, some 2.6 miles west of Wolverhampton.

## Location

The land is located to the west of Old Smithy Farm, along Ebstree Road. It is located 0.5 miles north-east of Seisdon, 2.2 miles from Wombourne and 2.6 miles from Wolverhampton in Staffordshire. The land benefits from two means of access from the public highway. The arable land is accessed off Banton Lane, a stone private track from Ebstree Road near the Seisdon pumping station. The pasture is accessed via a stone-track from Post Office Road through the north of the village.

### What3Words:

Lot 1 – [///spike.method.eagle](#) – [Link](#)

Lot 2 - [///buns.avoid.copper](#) – [Link](#)



## Description

### Lot 1: 42.7 acres (17.28 ha) arable

The land extends to 42.7 acres and comprises mainly arable land across four larger fields with a small 1.3-acre field of pasture. Access is via an existing gateway off Banton Lane from Ebstree Road. The land is capable of growing a range of crops, being flat and classified as Grade 2 agricultural land with fertile loamy soils. The land has previously been farmed in an arable rotation by a local farmer and was in winter barley last Summer.

### Lot 2: 10.7 acres (4.33 ha) pasture

Lot 2 is a single field of pasture extending to 10.7 acres. Access is via a gateway at the south of the land from the stone track from Post Office Road. It is bordered by Smestow Brook to the west and equestrian paddocks to the south and east. The land would be suitable for a buyer with a small-holding or equestrian interest with good nearby bridleways.

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## Services

The land is not connected to any mains services. We believe a connection to mains water is available nearby. Bruton Knowles have not investigated the availability of these services and buyers are to do their own due diligence in this regard.

## Wayleaves, Easements and Rights of Way

The property is crossed by a footpath and a bridleway along the eastern boundary. These are shown on the plan on the particulars.

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

## Overage

The land is being sold without any uplift or overage conditions.

## Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

## Local Authority

South Staffordshire Council.

## Tenure

Freehold – Vacant Possession upon Completion

## Terms and Guide Price

The property is offered for sale as a whole or in two lots by Private Treaty.

Lot 1: £400,000

Lot 2: £100,000

Whole: £500,000

## Viewing

The land may be viewed at any time during daylight hours in possession of a set of these particulars. Viewings are undertaken at your own risk and neither the Vendors nor the Agents will take any responsibility for injury caused. Please wear suitable clothing and footwear.



**Subject to Contract – April 2026**

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchaser(s) must rely on their own enquiries. Details Prepared and Photographs taken March 2026

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/// what3words

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Lot 2 - ///buns.avoid.copper



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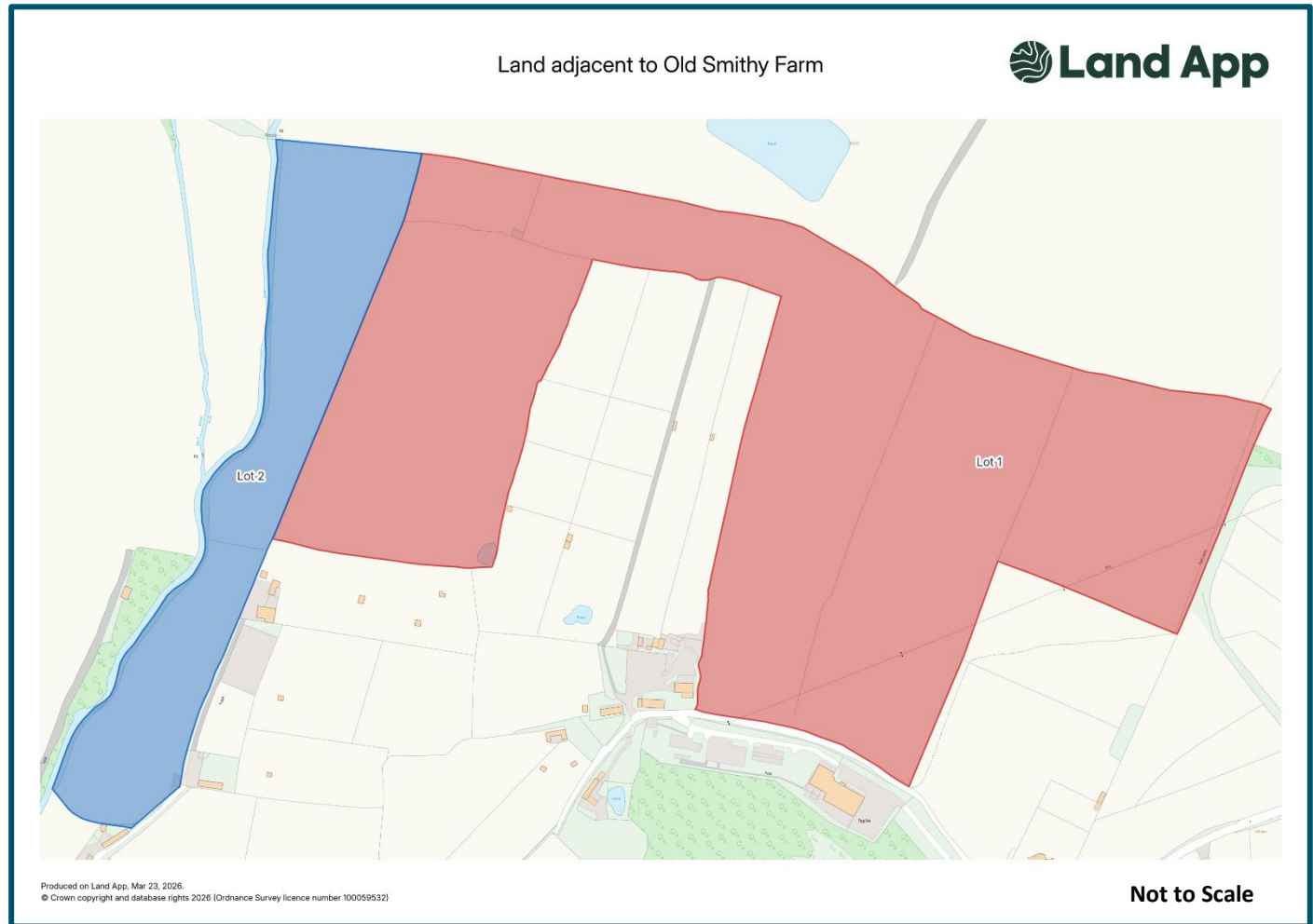
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**Not to Scale**

**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

**Disclaimer** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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# Location Plan: Land adjoining Old Smithy Farm

