



Badger, Wolverhampton, WV6 7JT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

For Sale by Traditional, Timed Auction

Bidding for this lot will start on 19th August 2026 at 12:15pm and finish at 12:30pm.

For full details on how to register to bid, please visit:
online.sheldonbosleyknight.co.uk

The woodland at The Rookery, Badger, WV6 7JR extends to approximately 2.97 hectares (7.35 acres) and is held under Title Number SL233740. Access is taken from a gated driveway located at what3words

///unimpeded.comedy.shine, leading from a quiet country lane, with the woodland itself beginning at

///found.trump.married. The land offers a substantial and private block of established woodland, providing a peaceful natural setting with a strong sense of seclusion. It presents an excellent opportunity for amenity use, conservation, recreational enjoyment or longer-term stewardship, appealing to those seeking a manageable yet meaningful parcel of countryside.

The setting is particularly special. Badger is a small and highly regarded rural village in south-east Shropshire, known for its unspoilt character and attractive surrounding landscape. The area is defined by gently rolling countryside, mature hedgerows, scattered woodland and open farmland, creating a quintessential English rural scene. Despite its tranquil feel, Badger is well placed for access to Bridgnorth, Telford and the wider West Midlands, making it both peaceful and practical.

Badger's charm lies in its quiet lanes, historic buildings and strong sense of community. The village enjoys a distinctly rural atmosphere with minimal through traffic, making it ideal for those who value privacy and a slower pace of life. The surrounding countryside offers excellent opportunities for walking, riding and enjoying the outdoors, further enhancing the appeal of owning land in this sought-after Shropshire location.







DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Key Features

- For Sale by Traditional, Timed Auction
- Bidding starts at 12:15pm on 19th August 2026
- 2.97 Hectares
- 7.35 Acres
- SL233740 Title Number Reference
- All enquiries welcome

Auction Guide
£50,000

EPC Rating -

Tenure - Freehold

Council Tax Band - **Exempt**

Local Authority -
Shropshire