

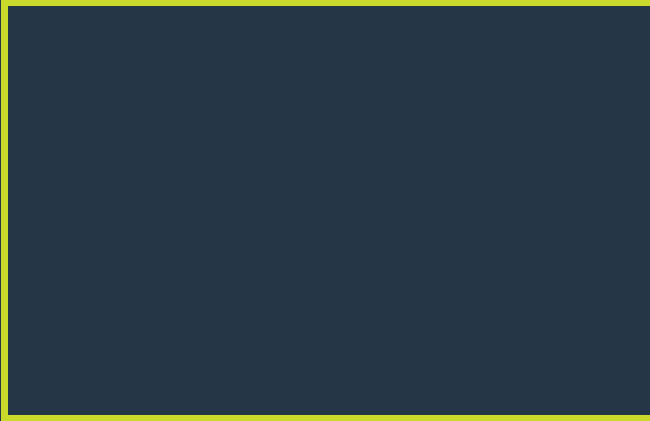


The Old School Rooms Chapel Lane

Swindon | DY3 4PL | Price Guide £85,000

ROYSTON
& LUND

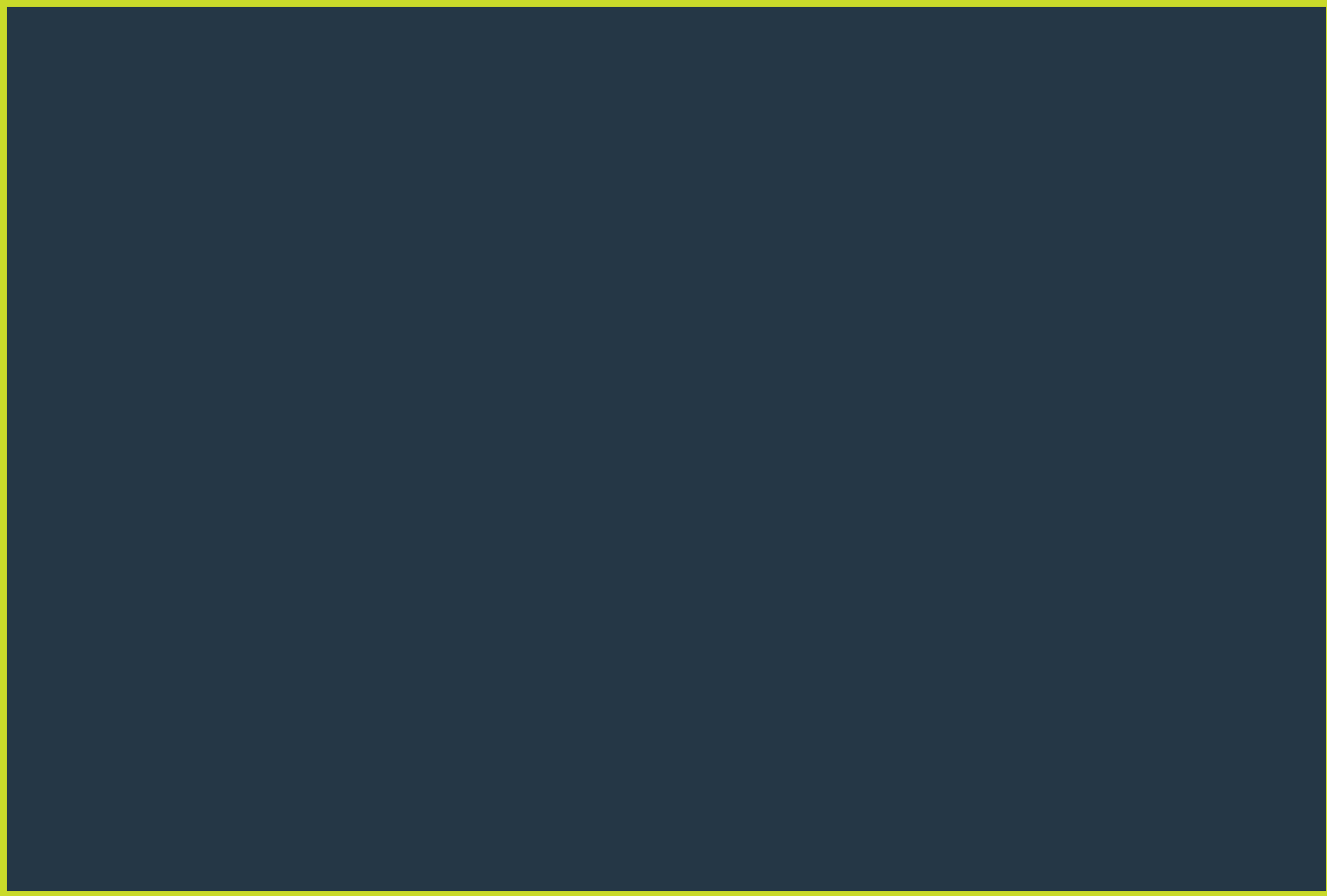




A great opportunity to acquire this piece of land in a peaceful countryside setting.

The area of this land is approximately 6,808 sq ft.

Disclaimer: All prospective buyers are responsible for independently verifying the property's square footage.**



This location is situated in a tranquil village setting within the Himley & Swindon ward of South Staffordshire. This area offers a blend of rural charm and accessibility to local amenities, making it an ideal location for both residential living and events.

Nearby, residents can enjoy the scenic beauty of the surrounding countryside, with opportunities for walking and outdoor activities. The property is also within reach of local shops, pubs, and restaurants in the village, providing convenient options for daily needs and leisure.

For those seeking cultural and recreational activities, the vibrant town of Dudley is just a short drive away, offering a range of attractions, including museums, parks, and entertainment venues. Additionally, excellent transport links ensure easy access to surrounding areas and beyond.



EPC


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND