



ROYSTON AND LUND

The Old School Rooms

Artist Render of Property

Visual Reference Only

The Old School Rooms Chapel Lane

Swindon | DY3 4PL | Asking Price £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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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