



Land at Mansty Lane and Cannock Road (B5012),
Pillaton, Penkridge



Land at Mansty Lane and Cannock Road (B5012)

Pillaton, Penkridge,
Stafford, ST19 5RN



74.75

An opportunity to purchase approximately 74.75 acres (30.251 hectares) of arable land available in 3 Lots.

Lot 1— 33.33 acres (13.488 hectares)

Lot 2— 20.83 acres (8.430 hectares)

Lot 3— 20.59 acres (8.333 hectares)

Guide Price

£10,000 to £11,000 per acre



Penkridge office—01785 716600



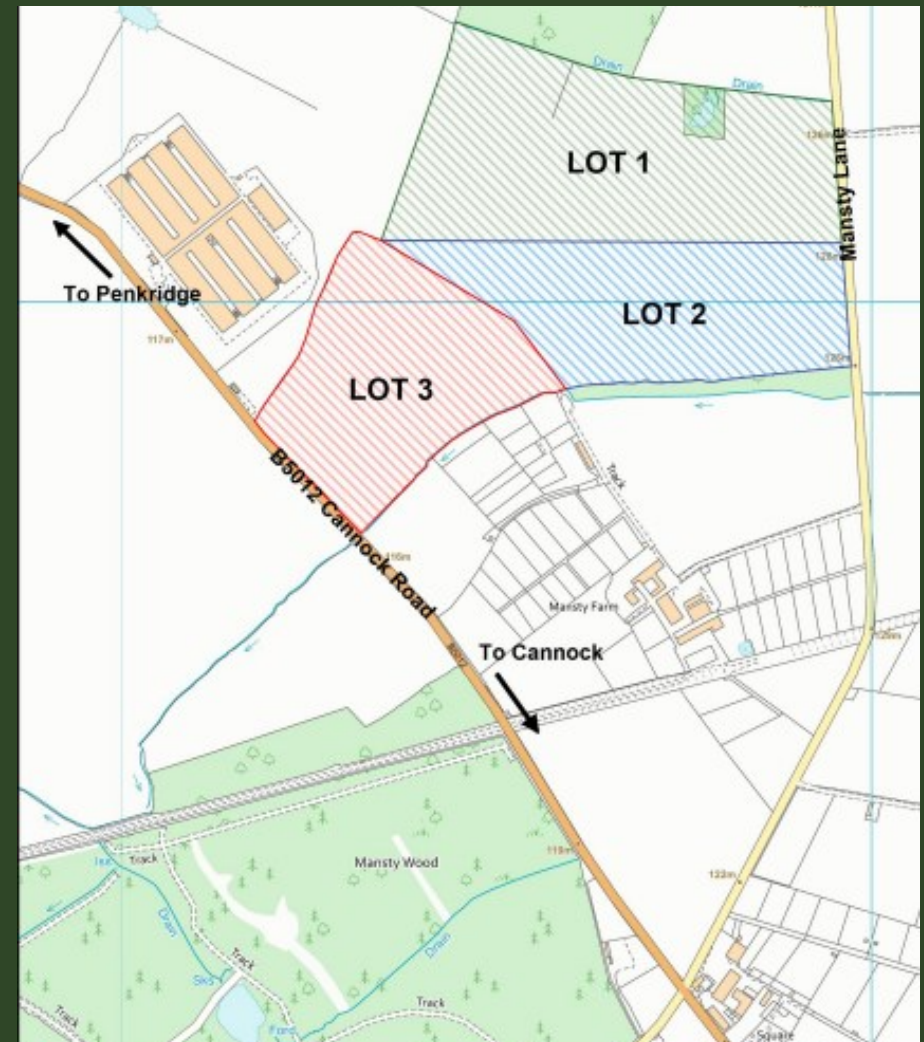
Penkridge@bagshaws.com

Description:

An excellent opportunity to purchase approximately 74.75 acres (30.251 hectares) of arable land available in three lots. The land is benefitted by all lots having roadside access.

Location:

The land is situated directly off Mansty Lane, near to the small hamlet of Pillaton, within the county of Staffordshire. It is situated in close proximity to the centre of the village of Penkridge (3 miles) and to the town of Cannock (3.6 miles) with good connectivity to major arterial roads such as the A34, M6 and M6 Toll.



Directions:

From the centre of Penkridge take Cannock Road (B5012) towards Cannock, travel over the M6 and continue on Cannock Road for approximately 0.4 miles and take the 1st left onto Pottal Pool Road. Continue along for approximately 1.2 miles and take the 2nd right onto Mansty Lane. Continue along for half a mile with the sale field lying on your right as indicated by our 'For Sale' board

What Three Words/// pops.crackles.basin

Services:

We are not aware that any services are connected to the land.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

The Sporting and Timber Rights are included in the sale as far as they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Rights of Way, Wayleaves and Easements:

A footpath crosses the land in a north to south direction C-E and eastwards across to Mansty Lane C-F as indicated as a dotted line on the sale plan.

There are telegraph poles in Lot 3.

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Method of Sale:

The land is offered by informal tender with the closing date for offers to be submitted to Bagshaws LLP. All offers should be accompanied with proof of funds to cover the value of the offer made.

All tenders must be received at Bagshaws Penkridge Office, Clovelly, Pinfold Lane, Penkridge, Stafford, ST19 5AP by 12 NOON on Thursday 4th April 2024.

Please note that the land is offered in 3 Lots as follows:-

Lot 1—33.33 acres (13.488 hectares)

Lot 2—20.83 acres (8.430 hectares)

Lot 3— 20.59 acres (8.333 hectares)

Opportunity is provided to make offers for single Lots, the whole of the land or any combination of Lots as indicated on the Tender Form.

It should be noted that the vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the sellers absolute discretion.

Fencing:

The boundaries of the Lots are currently indicated by pegs. It will be the purchasers' responsibility to fence the land, with a minimum of post and 2 strands barbed, wire within 14 days of completion.

The purchaser of Lot 1 will be responsible for the fence line A – B; the purchaser of Lot 2, the fence line D – E and the purchaser of Lot 3 will be responsible for the line C – D. There will, of course, be no requirement to fence if a combination of Lots are purchased.

Vendor's Solicitors:

Messrs Enoch Evans

Ref : Natalie Mellors

14-16 Wolverhampton Road, Cannock, WS11 1AW

WS11 1AW

Tel: 01543 466941

Email cannock@enoch-evans.co.uk

Local Authority:

South Staffordshire District Council

Wolverhampton Road

Codsall

WV8 1PX

Tel: 01902 696000

Completion:

It is a requirement of any offer submitted that contracts are exchanged within 2 weeks of the receipt of a draft contract.

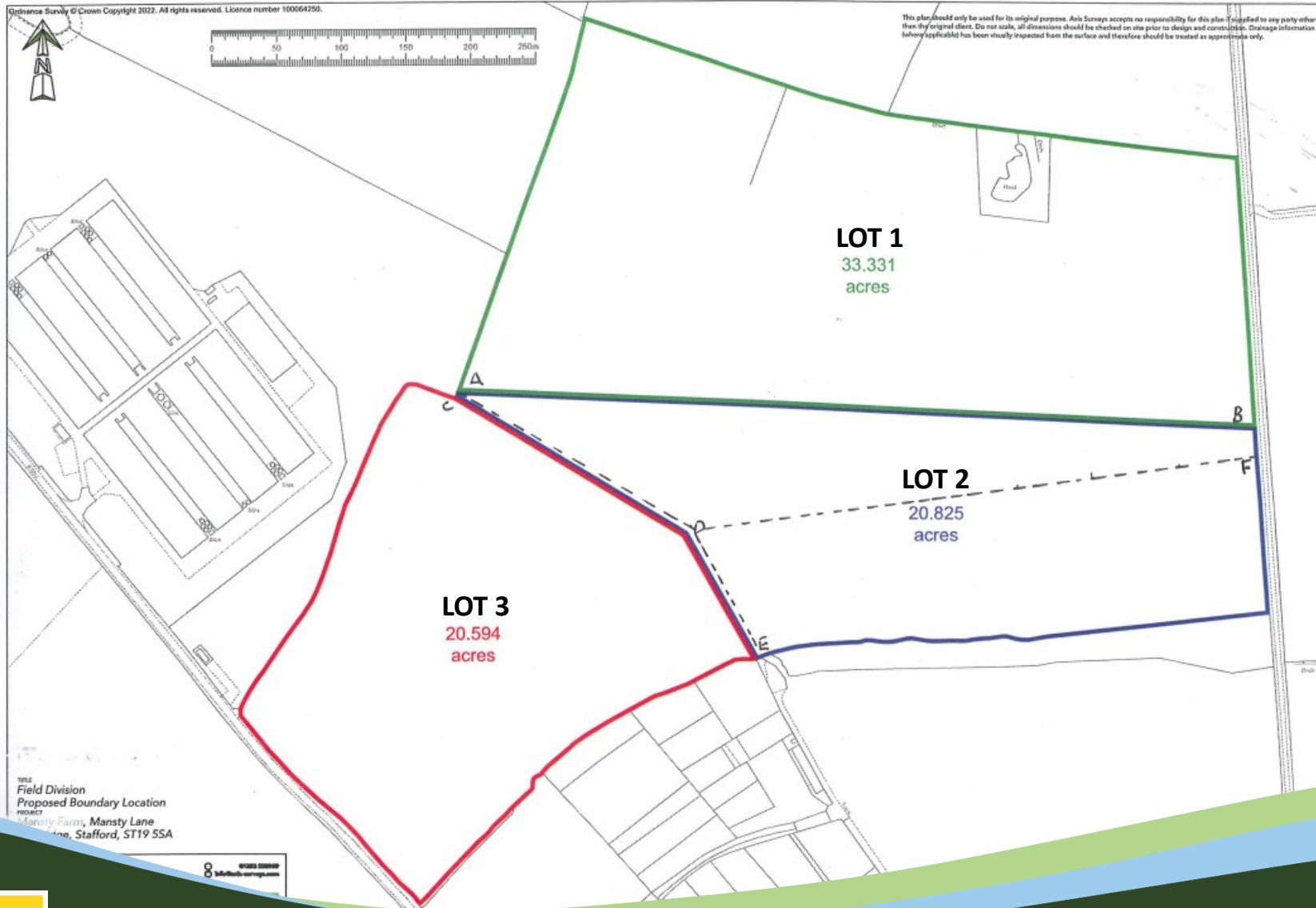
Money Laundering Regulations 2017:

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. Proof of identification and proof of residence.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





Clovelly, Pinfold Lane, Penkridge, Stafford, ST19 5AP

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