



Land off Sandy Lane

Weston, Stafford



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Weston

Stafford, ST18 0HX



38.26 ac

An opportunity to purchase a block of pasture land available for sale as a whole or in two lots.

Lot 1— 15.81 acres (6.4 ha)

Lot 2— 22.45 acres (9.09 ha)

Guide Price:

Lot 1— Offers in the region of £130,000

Lot 2—Offers in the region of £185,000



Penkridge Office - 01785 716600



Penkridge@bagshaws.com

Description:

An excellent opportunity to purchase 38.26 acres (15.48 ha) of pastureland available in two lots, suitable for mowing and grazing purposes. The land is accessed via gateways into each lot directly off Sandy Lane. The land abuts the Trent and Mersey Canal to the southern boundary and a railway line to its northern boundary.

Location:

The land is situated directly off Sandy Lane, on the outskirts of the village of Weston, Staffordshire. The land boasts close proximity to large link roads such as the A518, A51 and M6 and is in close proximity to the larger towns of Stafford (5 miles) and Uttoxeter (9.5 miles).



Directions:

From the centre of Stafford, take the A518, Weston Road towards Uttoxeter, for 2.5 miles. Upon entering the village of Weston after passing Weston Hall, proceed over the river bridge and turn left onto Boat Lane, which is a short distance from the Saracens Head Public House car park (located on the right). Proceed along Boat Lane, passing over the canal bridge where it becomes Sandy Lane. The parcels of land can be accessed off Sandy Lane, before the railway.

What Three Words:

///blanket.shallower.feasting

Lot 1:

Lot 1 sits west of Sandy Lane and extends to 15.81 acres (6.4 ha) being a single parcel of grassland, suitable for grazing and mowing. The parcel can be accessed via two gateways off Sandy Lane. Lot 1 is identified edged red on the plan included.

Lot 2:

Lot 2, being 22.45 acres (9.09 ha), sits east of Sandy lane. Gayton Brook abuts the eastern boundary of the land and a mature hedgerow divides the parcel from Sandy Lane, with two separate gateways into the land. Lot 2 is divided into two parts with a gateway and sheep net fencing separating the fields. Part of the land to the east is identified as ridge and furrow on the council's Historic Environment Record. Lot 2 is identified edged blue on the plan included.

Services:

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

Tenure and Possession:

There is an overage clause in place for of 25% of any increase in value resulting from planning consent for any development for a period of 25 years, excluding agricultural and non-commercial equestrian use.

The land is currently subject to a seasonal grazing licence arrangement, however vacant possession will be offered on completion.

Sporting and Timber Rights:

The sporting rights are not included with the property. We understand the timber and mineral rights are included as far they exist. We are not aware of any mooring rights on the canal.

Viewing:

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

Method of Sale:

The property is for sale by private treaty. Bagshaws are also marketing Pool Cottage, which adjoins the land just south of Gayton Brook. Pool Cottage is a detached 3 bedroom cottage in an idyllic position overlooking its own private pool, adjoining the canal with its own mooring and an adjoining paddock, extending in all to 3.53 acres (1.43 ha). Further information relating to Pool Cottage can be obtained from selling agent.

Rights of Way, Wayleaves and Easements:

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.

In the event that Lot 2 is purchased with the property Pool Cottage, a right of way, will be permitted along neighbouring land, to a bridge crossing Gayton Brook,

into Lot 2. No guarantee is provided regarding the weight bearing capability of the bridge. Further information is available from the Selling Agents.

Lot 2 is crossed by a public footpath Weston 2, which follows the route of the railway line along the northern boundary.

Vendors Solicitors:

Pickering and Butters, 19 Greengate Street, Stafford, ST16 2LU .
Tel: 01785 603060

Local Authority:

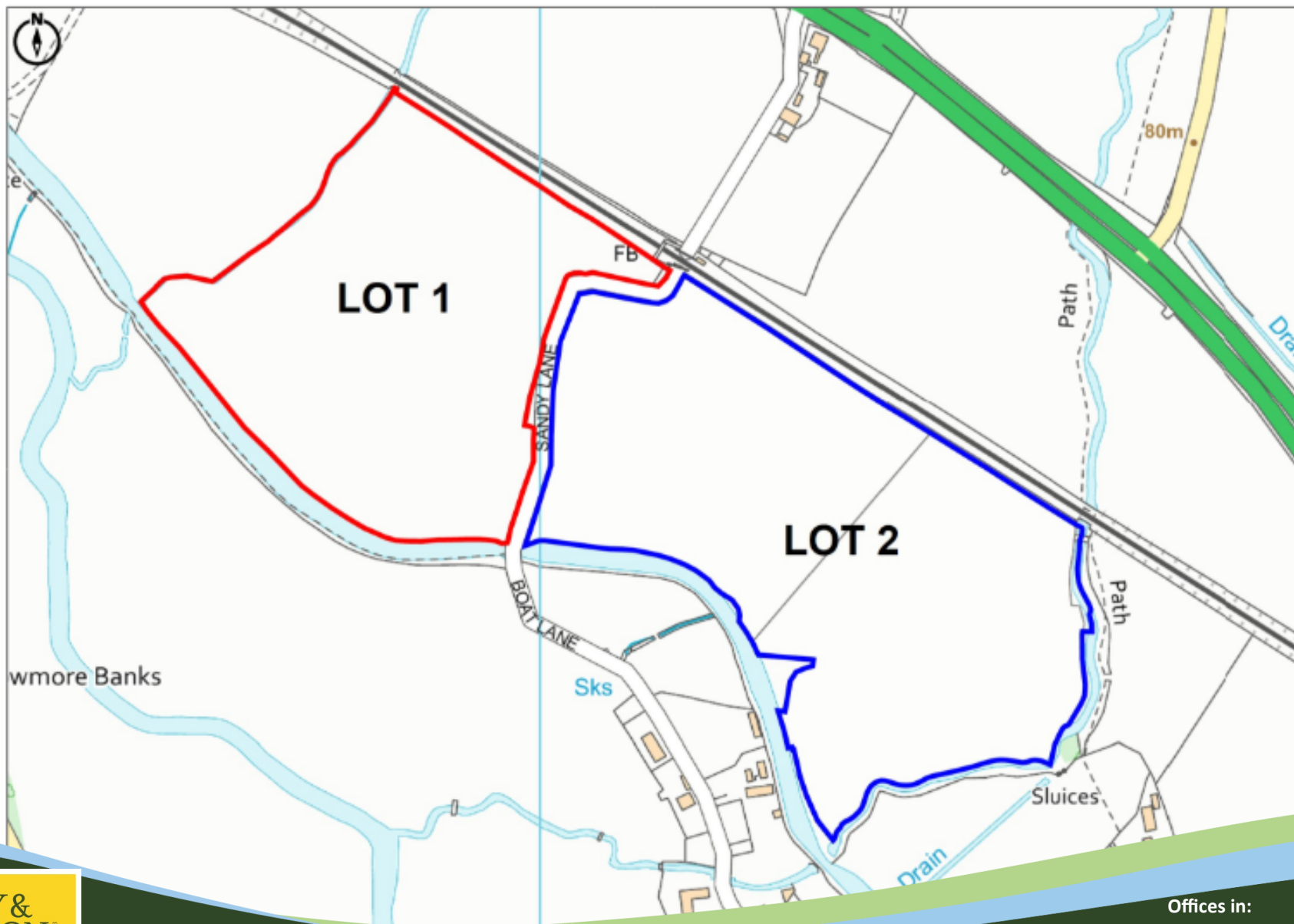
Stafford Borough Council, Riverside, Civic Centre, Stafford , ST16 3AQ.
Tel: 01785 619000

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.



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