

Land and Building Plot at Wood Lane, Wedges Mills, Staffordshire



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Wedges Mills, Staffordshire

WS11 1SZ



16.64ac

The property at Wood Lane, offers an exciting opportunity to purchase a parcel of pastureland and woodland extending in all to 16.64 acres (6.74 ha) with the benefit of planning consent for the development of a dwelling, (subject to planning conditions). Available as a whole or in 4 lots.

For sale via Private Treaty.

Lot 1 Guide Price: £200,000

Lot 3 Guide Price: £45,000

Lot 2 Guide Price: £50,000

Lot 4 Guide Price: £100,000 - £125,000



Ashbourne Office - 01335 342201



Ashbourne@bagshaws.com

Location;

The land at Wood Lane is located at Wedges Mills on the southern side of Cannock. The property boasts a quiet, semi rural location, whilst being in close proximity to neighbouring Cannock. The A5 Watling Street is only half a mile distant, and the M6 junction 11 is only approx. 1.5 miles distant. Cannock offers a wide range of shopping and dining establishments, schools, sports facilities etc.

What3Words: ///intelligible.weeks.sparks

Directions;

From Junction 11 of the M6, at the Laney Green Interchange, take the A460 exit towards Cannock. At the second island take the 2nd exit onto the A4601, Wolverhampton Road towards Cannock for 0.8 miles. Turn left onto Wood Lane shortly after the Chase Gate Pub. The property is accessed on the left hand side after 0.2 miles, between Nos. 31 and 33, as indicated by our 'For Sale' board.



Town and Country Planning:

Outline planning permission (application number 5614), was granted on 27th September 1965 in relation to the proposed dwelling. Full permission was granted on the 30th December 1969, under application CCR/8093, subject to re-orientation of the dwelling to face west and subject to an agricultural occupancy condition. This stipulates that the occupation of the dwelling shall be limited to a person employed or last employed locally in agriculture or a dependent of such a person (including a widow or widower.) Building regulation approval was granted on 21st July 1972.

A certificate of Lawfulness has been obtained (reference number 22/00935/LUP) providing confirmation from South Staffordshire Council that the foundations present on the site were a material start and that completion of the construction of the farmhouse on the existing foundations and ground floor is lawful.

The property is within an area designated as Green Belt and sits outside of the Wedges Mills development boundary in the South Staffordshire Local Plan.

There are no public footpaths or public rights of access across the property.

Lot 1—Bungalow Plot and Woodland: Guide Price £200,000

A rare opportunity to purchase a woodland plot extending in total to 3.43 acres (1.387 ha) with planning permission to build a large 4 bed, dormer bungalow with a double garage, (subject to an Agricultural Occupancy Condition). The substantial floor area of the property extends to approx. 216.9 m² (2,334 square feet) GEA. plus a first floor area. Further information is available from the selling agents.

Lot 1 shown edged red on the attached plan also includes a woodland area surrounding the property and ownership of the access track off Wood Lane. The woodland offers a range of mature, well-established trees including Oak, Beech and Birch. We understand a blanket Tree Preservation Order is present across the whole woodland area at the property.

Lot 2: Guide Price £50,000

A parcel of pastureland extending to 2.91 acres (1.18 ha), shown edged green on the attached plan. Lot 2 is accessed over a right of way over the access drive off Wood Lane shown brown.

Lot 3: Guide Price £45,000

A parcel of pastureland extending to 2.59 acres (1.05 ha), shown edged Blue on the attached plan. Lot 3 is accessed over a right of way over the access drive off Wood Lane shown brown and along a right of way through Lot 2 hatched orange.

Lot 4: Guide Price £100,000—£125,000

A pasture field extending to 7.72 acres (3.14 ha), shown edged purple on the plan. With access via a gateway off Woodhaven Cul-de-sac.

Services:

We are not aware of any mains services connected to the land. We understand mains water connectivity should be available in Wood Lane. There is an electricity transformer on the pole on the driveway. Purchasers must make their own enquiries in relation to the availability and suitability of all services.

Tenure and Possession:

The land is being sold freehold with vacant possession upon completion. There is an uplift clawback of 25% of any increase in value resulting from planning consent for any non-agricultural development for a period of 20 years (for clarification the grazing of horses is acceptable).

Rights of Way, Wayleaves and Easements:

Severn Trent foul and storm drainage mains cross the land on all lots. The pipes run along the entrance drive off Wood Lane, along the edge of the woodland (within the boundary of Lot 2), before crossing the land west to east. Manhole inspection chambers are present across the land, with a balancing chamber within the boundary of Lot 4. Further information can be provided by the selling agent.

An electricity pole with a transformer is positioned on the access track off Wood Lane, before crossing for a distance underground, to two further poles and overhead electric cables which sit within Lots 2 & 3. Overhead electric cables run over Lot 3 to telegraph poles in the adjoining land to the west. We understand the vendor receives an annual wayleave payment from National Grid in relation to the wayleave.

Lots 2 and 3 will have the benefit of a right of way over the access drive off Wood Lane (indicated brown on the plan). The access drive will be included within Lot 1. The purchasers of Lots 2 & 3 will be required to make a reasonable contribution towards the upkeep of the access track indicated brown.

Should Lot 3 be purchased separately from Lot 2, a right of way for the purchaser of Lot 3 will be granted over the route hatched orange on the plan, through Lot 2.

We understand a right of way exists through the gateway into Lot 4 and along part of the eastern boundary of Lot 1 and Lot 4 for the owner of an adjoining residential property at Hall Meadow to access a garage to the rear of their property.

Necessary easements can be granted over the applicable parts of Lots 1 & 2 to enable service pipes to Lots 3 & 4.

Boundaries:

In the event that the lots are sold separately, a post and wire fence will be required to be erected by the purchaser to a specification to be agreed with the vendor.

Sporting, Mineral and Timber Rights:

As far as we are aware the sale includes all timber, minerals and sporting rights on the property.

Local Authority:

South Staffordshire Council, Wolverhampton Road, Codsall, South Staffordshire WV8 1PX.

Tel: 01902 696000. Website: <https://www.sstaffs.gov.uk/>

Solicitor:

Ansons Solicitors, St Mary's Chambers, 5-7 Breadmarket Street, Lichfield WS13 6LQ

Method of Sale:

The property is for sale by private treaty.

Viewing:

Strictly by prior arrangement with the Ashbourne Office.

Tel: 01335 342201

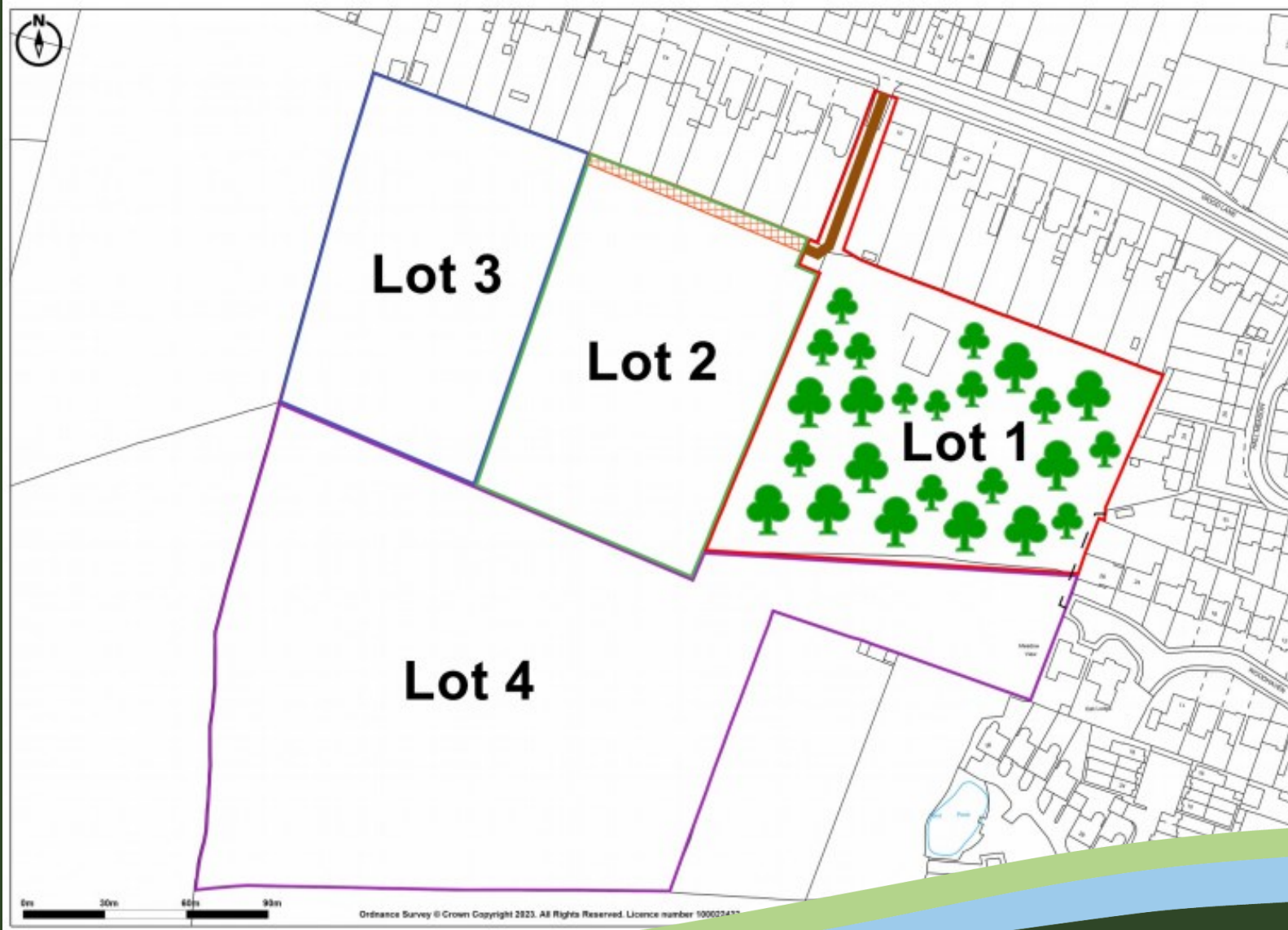
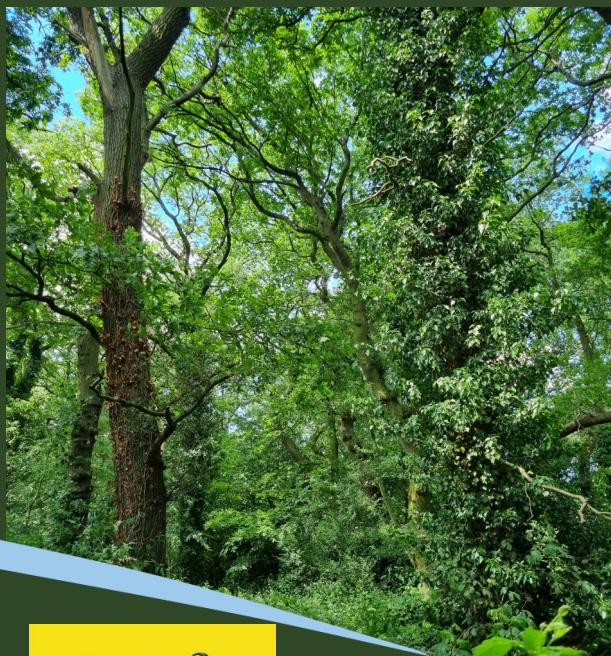
Email: ashbourne@bagshaws.com

Money Laundering Regulations:

All buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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