



# Land at Dingle Lane

Hilderstone, Stone



**Land at Dingle Lane**  
Hilderstone, Stone  
Staffordshire, ST15 8SG



**4.37ac**

An opportunity to purchase approximately 4.37 acres (1.769 hectares) of pastureland in paddocks,

Lot 1: 1.88 acres (0.761 hectares)

Lot 2: 2.49 acres (1.008 hectares)

**Guide Price:**

**£20,000 per acre**



Ashbourne Office - 01335 342201



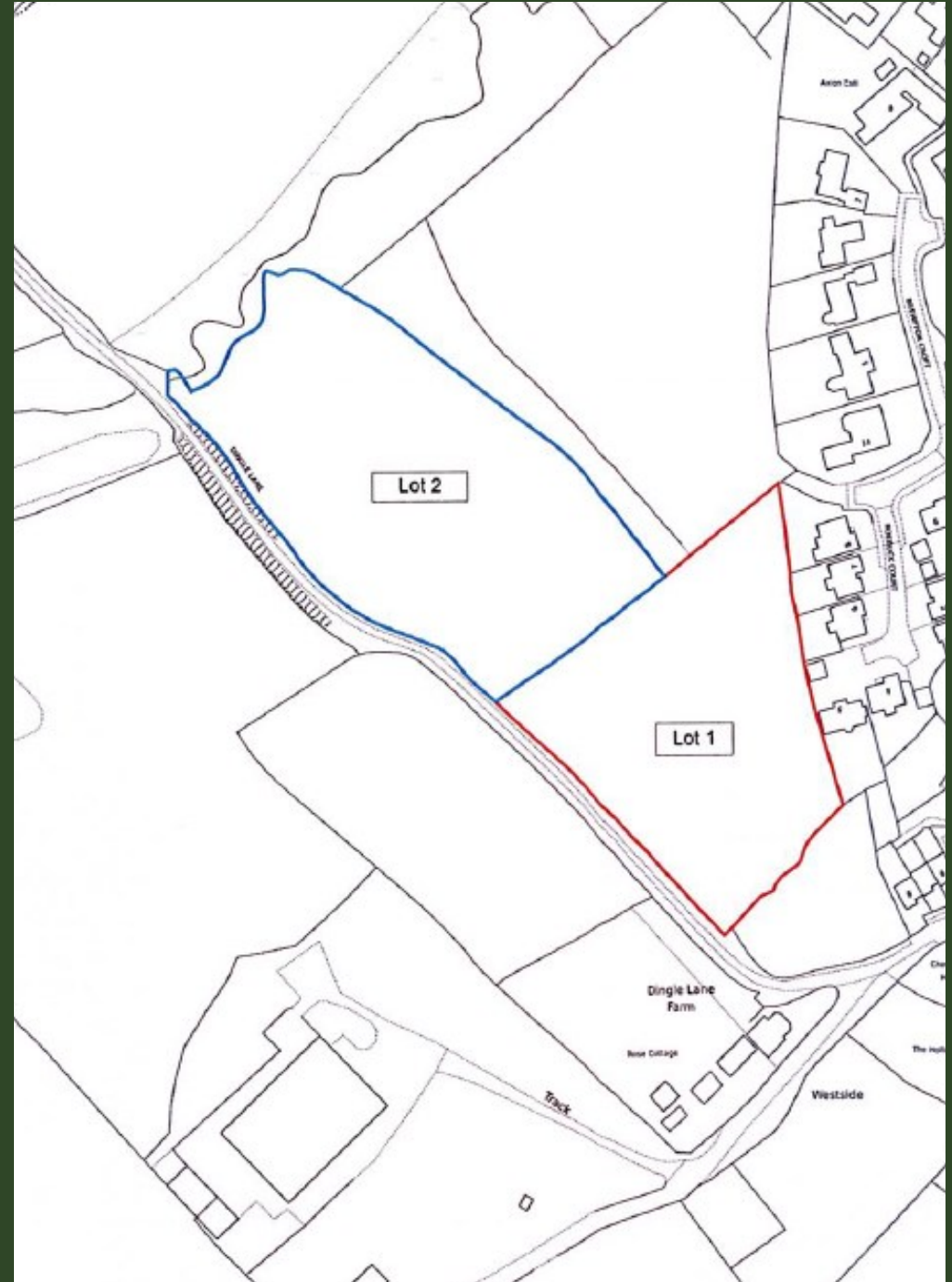
[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

**Description:**

Two paddocks on the edge of the village of Hilderstone, suitable for the keeping of a small flock or horses. It has the benefit of roadside access to Dingle Lane.

**Location:**

The land is situated directly off Dingle Lane which is approached either from the centre of Hilderstone village or alternatively or by taking the turning off the road from Hilderstone to Cotwalton into Dingle Lane. The postcode of the land is ST15 8SG.





**Directions:**

The land is situated directly off Dingle Lane which is approached either from the centre of Hilderstone village or alternatively or by taking the turning off the road from Hilderstone to Cotwalton into Dingle Lane. The postcode of the land is ST15 8SG. The land is indicated by the agent's for sale boards.

**what3words:**

**Lot 1: ///shifters.advancing.archives**

**Services:**

We are not aware that any services are connected to the land and it is noted that there is a natural water supply on Lot 2.

**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:**

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 for sale by informal tender. All offers are to be submitted to Bagshaws LLP at the

Ashbourne Office by 12 noon by 11th October 2024. All offers should be accompanied by proof of funds to cover the value of the offer made.

Please note that the land is offered in two lots as follows.:

Lot 1: 1.88 acres (0.761 hectares)

Lot2: 2.49 acres (1.008 hectares)

There is the opportunity to make offers for single lots or for the whole of the land as indicated on the tender form.

The vendor is not bound to accept the highest or any tender. Any accepted offer is at the seller's absolute discretion.

**Overage:**

The land will be sold subject to an overage clause or developments uplift clause whereby the vendor will be entitled to a payment of 30% of the increase in value of the land resulting from the grant of a planning permission for development within 25 years of the sale.

**Vendor's Solicitors:**

Messrs Bowcock & Pursaill  
54 St Edward Street,  
Leek,  
ST13 5DJ  
Tel: 01538 399199  
Email: info@bowcockpursaill.co.uk

**Local Authority:**

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

**Completion:**

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

**Money Laundering Regulations 2017:**

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

**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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