



Land at Ellenhall

Newport Road (A519), Eccleshall, Stafford



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Newport Road (A519)
Eccleshall, Stafford
ST21 6HU



41.78ac

An excellent opportunity to purchase approximately 41.78 acres (16.908 hectares) of arable and pasture land, with good roadside access, on the outskirts of Eccleshall, near to the small rural hamlet of Ellenhall.

For Sale by Informal Tender

Guide Price:

£475,000



Ashbourne Office - 01335 342201

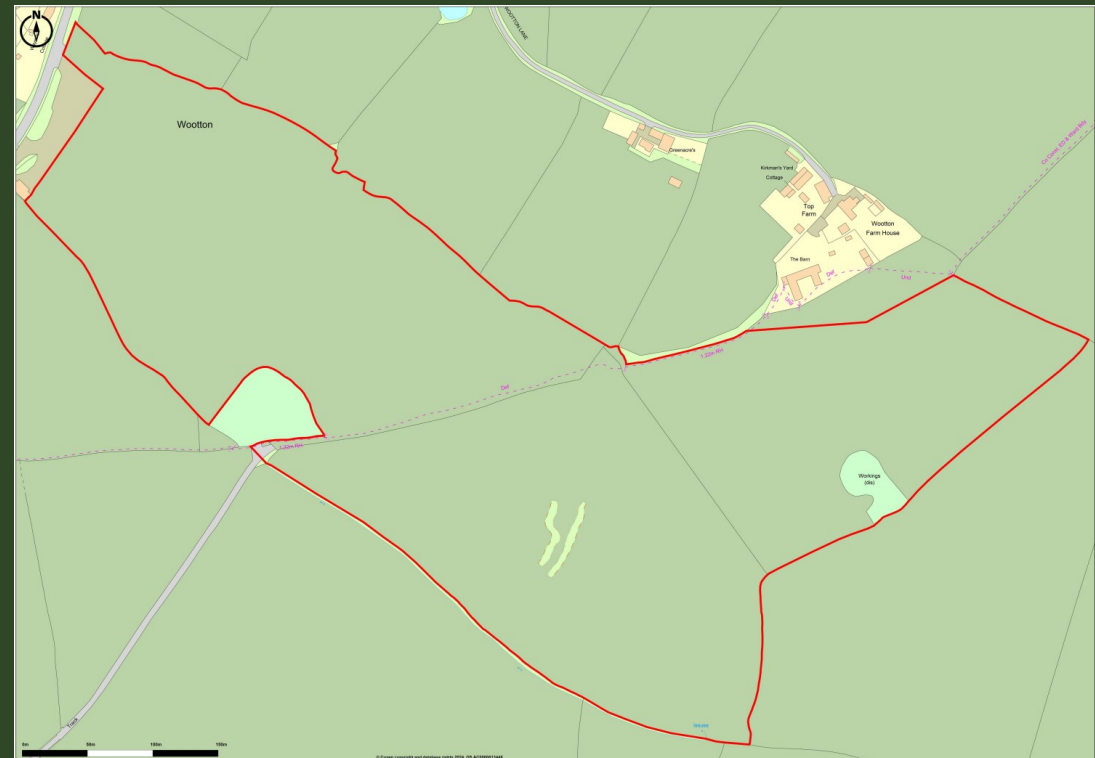


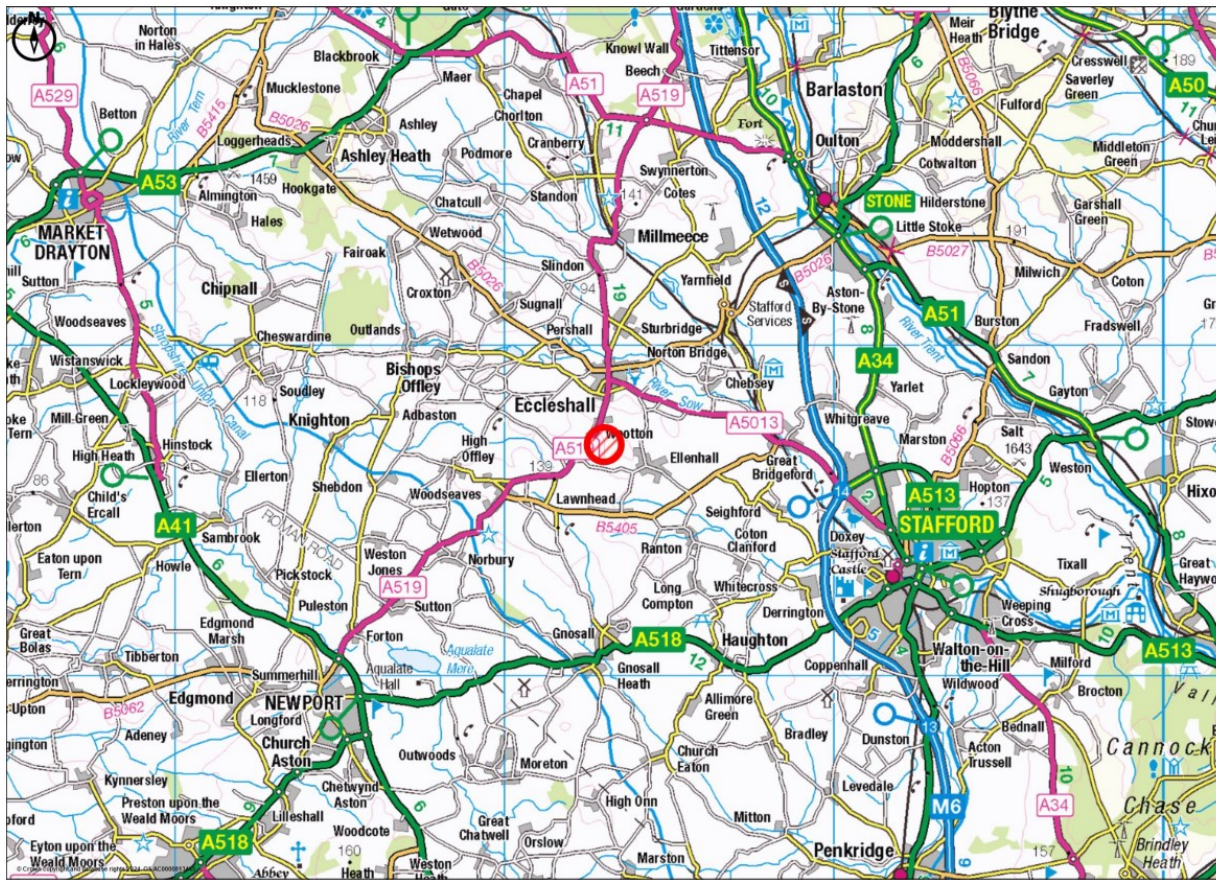
ashbourne@bagshaws.com

Description:

This land offers the opportunity to purchase a versatile block of 41.78 acres (16.908 hectares) divided into three field parcels, with two being currently in an arable rotation and the third a pasture field.

The readily accessible land has gated roadside access off the A519, from its western boundary. The field boundaries are a combination of mature hedgerows and post and wire fencing. The land is classified as Grade 3 under the MAFF Agricultural Land Classification Scheme.





Location:

The land is situated in a rural location, approximately 1 mile south of the town of Eccleshall, near the small hamlet of Ellenhall. With direct roadside access from the A519, this block of land benefits from good connectivity to major arterial roads such as the A41, A518 and M6.

Directions:

From J14 of the M6 at Stafford, take the A5013 (Eccleshall Road) towards Eccleshall. Stay on the A5013 for approximately 5 miles. At the roundabout, with the new housing estate on your right, continue straight, taking the 1st exit. After 80 yards, take the lefthand turn off the A5013 onto Green Lane and continue for approximately 0.4 miles. At the crossroads, turn left onto the A519 (Newport Road) and continue for 0.8 miles.

The entrance gateway to the land can be found on the lefthand side, shortly after passing a white rendered property, Wayside Cottage, on the right.

What Three Words/// scaffold.libraries.beanbag

Services:

Prospective purchasers must make their own enquiries as to the availability and suitability of all services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights:

The sporting, timber and mineral rights are included as far 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 land is crossed by overhead electricity lines.

There are private easements existing over the land for water pipelines.

The property is offered subject to and with the benefit of, any rights of way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

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 Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by 12 NOON on 18th November 2024.

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.

Vendor's Solicitors:

Hatchers Solicitors LLP, Welsh Bridge, 1 Frankwell, Shrewsbury, SY3 8JY

Ref: Val Edwards

Local Authority:

Stafford Borough Council, Civic Centre, Riverside, 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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