



Land Off Pinfold Lane

Pinfold Lane , Penkridge



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Penkridge, Staffordshire, ST19 5AP



15.68 ac

An excellent opportunity to purchase 15.68 acres (6.34 hectares) of grassland with roadside access and river frontage along the Penk, available as a whole or in two lots.

Lot One - 8.53 acres (3.45 ha)

Lot Two - 7.15 acres (2.89 ha)

Guide Price: £8,000 - £11,000 per acre



Ashbourne Office - 01335 342201



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Location:

The land is located on the western outskirts of the village of Penkridge. Penkridge boasts good connectivity to major road networks such as the A5, M6 and M54, and the land is within walking distance of the train station. Penkridge is located approximately 9 miles North of Wolverhampton, and approximately 7 miles south of Stafford town centre .



Directions:

From Penkridge village centre turn off the A449 into Pinfold Lane. Continue along Pinfold Lane for approximately 0.4 miles and under the railway bridge. Immediately after the doctors surgery, the land is on the right, as identified by a Bagshaws 'For Sale' sign, opposite the Monkton recreation centre and the former Hatherton Hotel.

WhatThreeWords/// Field.Blessing.Renewals**Description:**

A rare opportunity to purchase 15.68 acres (6.34 hectares) of pastureland in two lots on the edge of Penkridge village. The land is suitable for grazing and mowing to part, with part being ridge and furrow. The land abuts the River Penk to its northern boundary and is liable to flooding to part, with some higher level land along the roadside. The land is designated as a priority habitat with Natural England as Coastal and Floodplain Grazing Marsh. A drain runs approximately along the mid-point of the land in a west to east direction, assisting with drainage. Access into both lots is directly off Pinfold Lane.

Lot 1 sits east of Lot 2 and extends to 8.53 acres (3.45 ha) and is illustrated edged green on the plan.

Lot 2 sits west of Lot 1 and extends to 7.15 acres (2.89 ha) and is illustrated edged red on the plan.

Services:

We are not aware of services connected to the land. Prospective purchasers must make their own enquiries in relation to the availability and suitability of all services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting , Mineral and Timber Rights:

The Sporting rights are assumed to be in hand and included with the sale, the mineral rights are understood to be excepted, however this should be verified by the purchaser's legal advisors. Timber rights are included within the sale as far as they exist on the property.

Viewing:

The land may be viewed within daylight hours when in possession of a copy of these particulars.

Please park carefully.

Rights of Way, Wayleaves and Easements:

A wayleave of overhead electric poles and cables, including a transformer cross both Lot 1 and 2 and run to poles in the adjoining land to the west and along the eastern boundary of Lot 2. We understand the vendor receives an annual wayleave payment from National Grid in relation to the wayleave.

Whilst we are not aware of any public rights of way, 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.

Boundaries:

Lot 1 and Lot 2 currently comprise a single, undivided grassland field parcel. In the event that the land is sold in two lots a fence will be required to be erected by the purchasers to a specification to be agreed with the vendor. The purchasers of each lot will be required to pay half the costs of erecting the fence.

Method of Sale:

The land is offered for sale by Private Treaty.

Vendor's Solicitors:

Mark Redler and Co Solicitors FAO Louise Cheetham
23 Greengate Street, Stafford, ST16 2HS
01785 256445

Local Authority:

South Staffordshire District Council
Council Offices, Wolverhampton Road, Codsall, WV8 1PX

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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