



Land at Hilderstone

Stoke On Trent



Land off Creswell Road

Hilderstone

ST15 8SL



50.27 ac

The sale of this land offers the opportunity to purchase a sizeable parcel of grassland on the outskirts of the sought-after village of Hilderstone, measuring approximately 50.27 acres. The land benefits from good roadside access and includes two small parcels of woodland.

Guide Price:

£500,000



Bakewell Office - 01629 812 777



bakewell@bagshaws.com

Description:

The sale of this land offers the opportunity to purchase a good block of grassland on the outskirts of the sought-after village of Hilderstone. The land is readily accessed, with road frontage off Creswell Road. The property is currently down to grass and comprises three large fields together with two small parcels of woodland. The land is well suited for grazing and mowing and is currently utilised for both.

The field boundaries are comprised of hedgerows and 'stock fencing'. The land is classified as Grade 3 under the Agricultural Land Classification system and is classified as loamy soils of moderate fertility under the Soilscape (England) classification.

The land is crossed by high voltage electricity cables, that may offer opportunity for alternative uses of the land, subject to the necessary consents and due diligence.



Location:

The land is situated in a rural location North of the Village of Hilderstone, being close by to nearby Stoke on Trent (9.2 miles) Stafford (9.3 miles) and Uttoxeter (11.1 miles)

Directions:

Travelling from Hilderstone, go Northbound on Creswell Road, continue on this road for approximately 1.7 miles, where the land will lie on the right hand side as indicated by our For Sale Board.

Services:

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

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Basic Payment Scheme:

The land is currently registered with the Rural Payments Agency. No entitlements are included.

Sporting and Timber Rights:

Included 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 on Creswell Road

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 by Private treaty.

Vendor's Solicitors:

TBC

Local Authority:

Stafford Borough Council, Civic Centre, Riverside, Staffords, ST16 3AQ

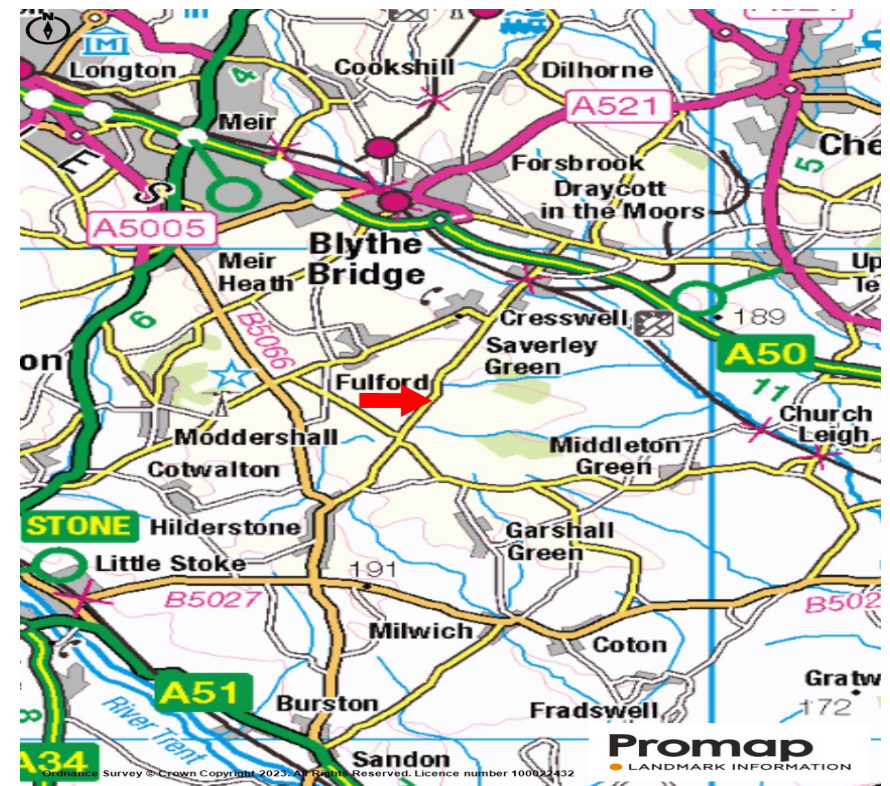
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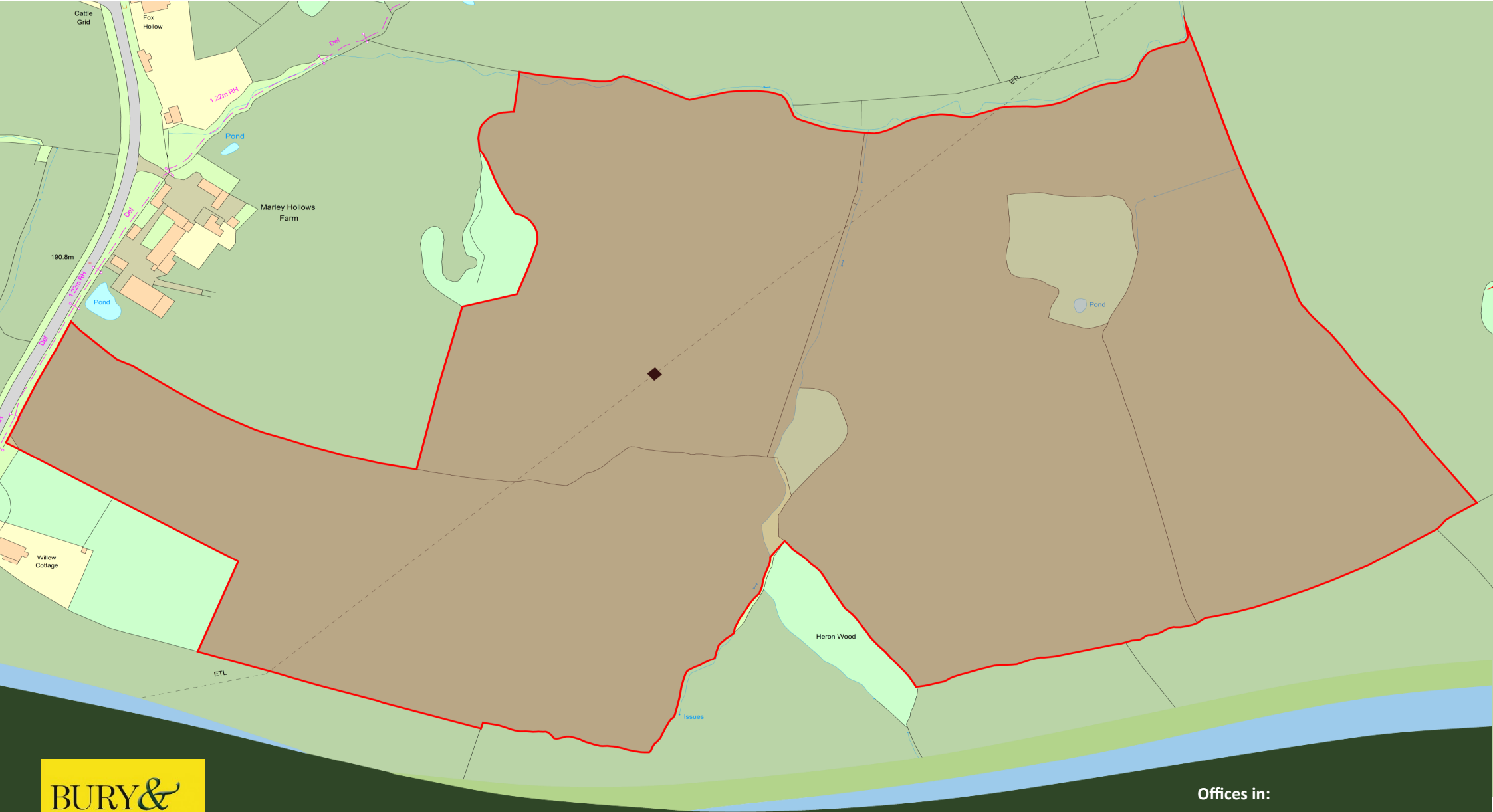
Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

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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