



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



8 Draycott Road, Tean, Staffordshire ST10 4JF

Offers around £75,000

A rare opportunity to acquire an attractive and versatile parcel of agricultural land ideally situated on the edge of the highly regarded village of Tean.

The Vendor has advised that, based on an informal measurement, the parcel was estimated to be approximately 5 acres. This figure is provided as a general indication only, and prospective purchasers should undertake their own measurements or surveys to verify the exact size.

Enjoying a peaceful rural setting yet conveniently close to local amenities, this is an ideal purchase for those seeking land for agricultural, equestrian, amenity, or leisure use — with the added charm of a private fishing pool and countryside setting.

Access is gained via a shared entrance from Draycott Road, located immediately adjacent to the petrol garage, leading to this appealing piece of Staffordshire countryside.



Access

Vehicular access to the land is via a shared private track from Draycott Road, located beside the petrol garage. The access leads directly to the parcel of land.

Potential Uses

While no planning permission is currently in place, and the land is sold strictly as agricultural land, it may appeal to a wide range of buyers, including:

Equestrian enthusiasts seeking land for grazing or stabling (subject to necessary consents).

Smallholders or hobby farmers wishing to keep livestock, poultry or grow produce.

Outdoor or nature lovers looking for a peaceful private space for recreation, camping, or fishing.

Investors seeking a tangible landholding in a desirable rural area.

Services

We understand that there are no mains services connected to the land. Prospective purchasers should make their own enquiries regarding service availability.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Viewings may be undertaken at any reasonable time during daylight hours, with a copy of these particulars in hand. Please respect neighbouring properties.

Plan and Boundaries

The land to be sold is shown edged red on the attached plan for identification purposes only. The plan is not to scale and is intended as a general guide to the extent of the parcel being offered for sale.

Prospective purchasers are advised that the exact boundaries, area, and layout of the land will be defined by the title deeds

and should be verified by their own inspection and/or legal advisers prior to exchange of contracts.

Prospective purchasers are also encouraged to conduct their own measurements, surveys, and due-diligence inquiries to satisfy themselves as to the exact size of the property. No warranty or representation is made regarding the precise acreage.

Agents Note

Please note that any future development or change of use would be subject to planning consent, and there may be a clawback (overage) clause in favour of the original seller should planning permission ever be obtained.

This land is sold as agricultural land only. No warranty is given or implied regarding the potential for residential or commercial development. Any future planning permission may trigger a clawback clause to the benefit of the original vendor.

