



Land at Doxey
Stafford

barbersRURAL
rural surveyors & property agents



Barbers Rural are delighted to offer for sale this useful block of pasture land which totals 9.68 Acres (3.92 Ha). The land is located adjacent to the M6 and is within one mile of Stafford town centre and therefore offers a rare opportunity to purchase land within such close proximity of the town centre.

The land is in permanent pasture and has been used for grazing and mowing over recent years. The area to the north, which forms a narrow strip between the M6 and Doxey Marsh, is a steeper gradient and had been allowed to re-wild. The land sits in an elevated position and enjoys an attractive outlook over Doxey Marshes, a well known SSSI site, which is home to a huge variety of birdlife and wildlife.

NVZ
The land is situated within a Nitrate Vulnerable Zone.

Plans, Areas and Schedules
These are based on the Ordnance Survey plans. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Method of Sale
For Sale by Private Treaty as a whole.

Services
No mains services are currently connected.

Development Clawback
The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of commercial, industrial or residential development within the next 25 years then the sellers or their heirs will be entitled to 25% of the increase in value.

"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.

Rights of Way & Easements
The land has an unrestricted right of way along the access track identified in green on the attached plan. This track leads from the Aston Bank access of the, southbound, Seighford M6 compound to the land.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

Tenure
We are advised that the land is freehold with vacant possession.

Viewing
By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500 or sales@barbers-rural.co.uk.

Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agent's sales particulars. All viewers are asked to park courteously and avoid blocking the road or gateway.

Location
What3words location: Access track ///hats.known.gears
What3words location: Field ///weeks.necks.elbow 13974 1.07.24



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