

Land off Clewlows Bank

Bagnall

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Land • Property • Livestock

Land off Clewlows Bank
Bagnall
Stoke-on-Trent
ST9 9LP

1.33 ac

A rare opportunity to purchase a parcel of land within the popular village of Bagnall, extending to approximately 1.33 acres (0.54 hectares). The land is likley to appeal to purchasers seeking amenity land, as well as neighbouring property owners.

For Sale by Informal Tender
Tender deadline Wednesday 16th December at 12pm

Guide Price: £20,000

Bakewell Office - 01629 812777

bakewell@bagshaws.com

Location:
The land is positioned centrally in the semi-rural village of Bagnall, within the Staffordshire Moorlands, offering far-reaching views across the countryside. Bagnall provides access to various country walks, with Stanley Pool conveniently on your doorstep, and three well-regarded pubs within very close proximity. Nearby popular towns and villages include, where a comprehensive range of amenities can be found, include; Endon to the north (1.9 miles), Cheddleton to the east (4.1 miles), Leek to the northeast (6.8 miles), Cheadle to the southeast(8.5 miles), and Biddulph to the north (8.6 miles). The city of Stoke-on-Trent is just 5.5 miles to the west, where a wider range of transport links and amenities can be found.





General Information

Description:
The sale offers a great opportunity for a purchaser to acquire a parcel of land, extending to approximately 1.33 acres, boasting a central village location.

The land is all down to grass, and currently unmanaged and overgrown but has potential to offer a pleasant amenity parcel. With maintenance, the land could also be suitable for grazing of livestock and horses. The land benefits from access off Clewlows Bank via a right of way.
The land is likely to appeal to neighbouring property and landowners, as well as those with horticultural and amenity interests.

Directions:
Head into Endon from the Leek direction along the A53. With the Plough Inn on the right hand side, continue for approx. 300 yards up to the crossroads. Turn left onto Station Road and follow the road, passing through the houses and up over the canal bridge. Climb Stanley bank, before turning right signposted for Bagnall. Follow the lane round, turn left opposite the Rose and Crown pub and continue for 0.6 miles into the village of Bagnall. The access track can be found on the left hand side, and indicated by our 'For Sale' board.

What3words:///scarves.flexibly.flight

Services:
We are not aware of any services available at the property.

Tenure and Possession:
The land is sold freehold with vacant possession upon completion.

Sporting, Mineral and Timber Rights:
We understand the 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.

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. The property benefits from a right of way across the access lane at all time (shaded blue). A neighbouring property has a right of way across the land parcel to access their land.

Method of Sale:
The land is offered for sale by informal tender, the tender deadline is Wednesday 16th December 2026 at 12pm. Tenders to be recieved at Bagshaws, The Agricultural Business Centre, Bakewell DE45 1AH. Please contact the office for a form.

Local Authority:
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire ST13 6HQ

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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