



## The Former Pump House for Weston Hall

Weston, Stafford



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ST18 0HS



**In 1 ac or thereabouts**

A rare opportunity to acquire a unique former Edwardian Pumping Station with planning consent for conversion to a holiday let (subject to conditions) located close to the attractive village of Weston.

**Guide Price:**

**£50,000**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

### **Description:**

An attractive former Edwardian pumping station situated in an idyllic riverside location close to the River Trent near Weston, Stafford. The property enjoys a private location with access via a right of way along a farm track off the A518 and benefits from approximately half a mile of private fishing rights along the River Trent. The building benefits from planning permission for conversion to a fishing bothy/holiday let, offering an exciting opportunity for purchasers seeking a unique rural retreat. Conveniently located close to Weston Hall and within easy reach of Stafford, the property is an exceptional opportunity for anglers and amenity purchasers alike.



**Location:**

The property is situated directly off the A518, Weston Road, on the outskirts of the village of Weston, Staffordshire. The property is well situated in close proximity to the A51 and M6 and a short distance from the town of Stafford (5 miles) and Uttoxeter (9.5 miles).

**Directions:**

From the centre of Stafford, take the A518, Weston Road towards Uttoxeter, for 2.5 miles. Continue down Weston bank and past Weston Hall with the gateway to the property immediately on the right hand side indicated by our For Sale Board.

**What3 Words:** swells.mint.inventors

**Services:**

We are not aware of any services connected to the property. Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

**Tenure and Possession:**

The property is sold freehold with vacant possession upon completion.

**Sporting and Timber Rights:**

The Mineral, Sporting and Timber rights are included with this property, as far as they exist.

**Rights of Way, Wayleaves and Easements:**

There will be a right of access over the farm track showed coloured brown on the plan at all times and for all purposes. We are not aware of any public rights of way over the land. The land is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

**Planning:**

The property has planning permission under application reference 23/37323/FUL for the conversion of the building to form a fishing bothy for holiday use. Further planning information can be obtained by contacting the Ashbourne Office.

**Viewing:**

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

**Method of Sale:**

The property is for sale by Private Treaty.

**Vendor's Solicitors:**

Hall Smith Whittingham Solicitors, 1 Dysart Buildings, Nantwich, CW5 5DP

**Local Authority:**

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

Tel: 01785 619000

**Fishing Rights:**

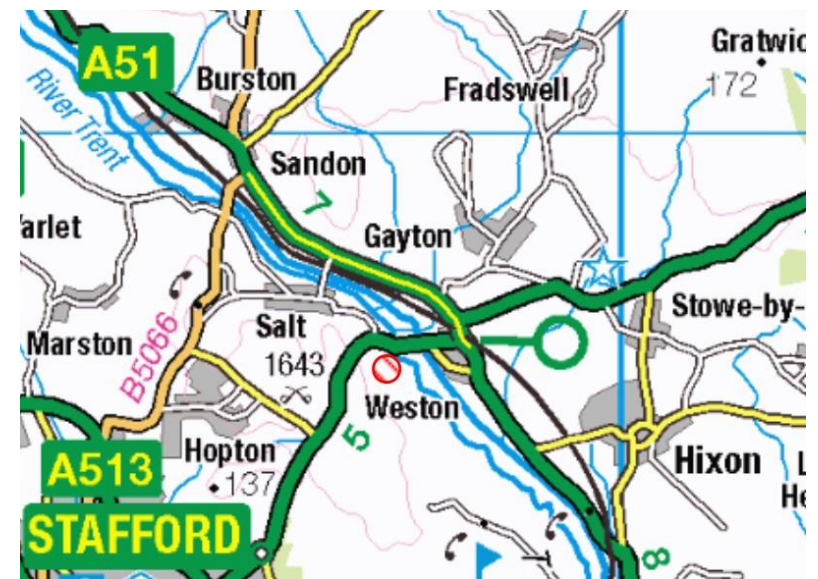
Fishing rights over the River Trent are available to lease by separate negotiation, offering an attractive opportunity for angling enthusiasts. Further details are available from the selling agents upon request.

**Money Laundering Regulations:**

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. The documentation collected is for this purpose only and 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. 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.





**For Indicative Purposes Only**



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