



Land at Marston Lane

Marston, Stafford



Land at Marston Lane

Marston, Stafford
Staffordshire, ST18 9SX



4.10 ac

An opportunity to purchase approximately 4.10 acres (1.66 hectares) of pastureland with roadside access .

For sale by Informal Tender with all offers to be submitted to Bagshaws LLP by 12 NOON on Monday 8th of July 2024.

Guide Price:

Offers in excess of £45,000



Penkridge Office - 01785 716600



penkridge@bagshaws.com

Description:

The sale of this land offers the opportunity to purchase a parcel of pasture land available in one lot with roadside access.

Location:

The land is situated directly off both Marston and Yarlet Lane, in a secluded rural location within the village of Marston. It benefits from good proximity to the village of Hopton (2.5 miles), the village of Salt (3.1 miles) and the market town of Stafford (4.2 miles) with good connectivity to major road networks such as the A51, A513, A34, A518 and M6.



Directions:

From the M6 travelling north, leave the motorway at Junction 14 taking the 3rd exit at the Cresswell Interchange to join the A34. Continue for approximately half a mile, heading straight over the two roundabouts, passing the Premier Inn on your left to join the A513 (Beaconside). Continue for another half mile before turning right onto Marston Lane (NCR 5), continuing for just under a mile to reach the south-east corner of the land.

Turn right at the junction to enter the land from Marston Lane, the entrance of which will be indicated by a large "For Sale" board.

What three words/// rekindle.backfired.shopper

Services:

The land benefits from a water trough with mains water connection. We are not aware of any other services to the property.

Prospective purchasers must make their own enquiries in relation to the availability and suitability of all services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Nitrate Vulnerable Zone :

The land is situated within a Nitrate Vulnerable Zone.

Sporting , Mineral and Timber Rights:

The Sporting and Mineral rights are assumed to be in hand and included with the sale, however this should be verified by the purchaser's legal advisors. Timber rights are included within the sale as far as they exist on the property.

Viewing:

The land may be viewed within daylight hours when in possession of a copy of these particulars.
Please park carefully.

Rights of Way, Wayleaves and Easements:

A footpath crosses the northern boundary and there is a wayleave agreement for a single telegraph pole.

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.

Overage:

The property will be subject to an overage clause for a period of 25 years at a 25% uplift over the agricultural value triggered on the implementation of or the disposal of the property with planning permission for any non-agricultural development. The trigger may be exercised more than once in this period.

Method of Sale:

The land is offered by informal tender with all offers to have been submitted to Bagshaws LLP by the closing date. All offers should be accompanied with proof of funds to cover the value of the offer made.

All tenders must be received at Bagshaws Penkridge Office, Clovelly, Pinfold Lane, Penkridge, Stafford, ST19 5AP by 12 NOON by Monday the 8th July 2024.

Vendor's Solicitors:

Mr Sean Spinetto, Knights PLC
The Brampton,
Newcastle-Under-Lyme
Staffordshire, ST5 0QW
Tel : 07415755710
Email: sean.spinetto@knightsplc.com

Local Authority:

Stafford Borough Council
Riverside, Civic Centre
Stafford ,ST16 3AQ
Tel : 01785 619000
Email : info@staffordbc.gov.uk

Money Laundering Regulations 2017:

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.

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.





Clovelly, Pinfold Lane, Penkridge, Stafford, ST19 5AP

T : 01785 716600

E : penkridge@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

