

Land at Colton

Rugeley, Staffordshire

BAGSHAWS EST 1871
Land • Property • Livestock

Land at Colton
Rugeley
Staffordshire
WS15 3LQ

3.2ac

An opportunity to purchase approximately 3.2 acres (1.295 hectares) of agricultural land.

The land benefits from close proximity to the village of Colton and roadside access.

Guide Price: £80,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com

Description:
The land extends to approximately 3.2 acres and comprises of a useful parcel of agricultural land, enclosed by mature hedgerow boundaries to three sides. The southern boundary adjoins further arable land and is currently open, with no division fence in place. The land provides an attractive rural setting and offers potential for a variety of uses subject to the necessary planning consents.

Location:
The land is situated off the High Street, to the north-east end of the village of Colton, near Rugeley. Colton lies approximately 10 miles north-west of Lichfied and 11 miles east of Stafford with close proximity to larger road links such as the A51, A460 and A513.





Directions:
From Anson Street, Rugeley, head towards Varden Court for approximately 0.1 miles. At the roundabout, take the first exit onto the B5013 and continue for approximately 108 feet to the next roundabout. Take the second exit onto Station Road and continue for approximately 0.3 miles. At the next roundabout, take the second exit onto Colton Road (B5013) and continue for approximately 1.3 miles. Turn right onto Bellamour Way and continue for approximately 0.5 miles. At the roundabout, turn left onto High Street and continue approximately 0.4 miles where the plot will be found on the right hand side, indicated by our 'For Sale' board.

Services:
It is understood that there are no mains services currently connected.
Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

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

What Three Words:
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Sporting and Timber Rights:
It is understood that these are included in the sale as far as they exist.

Viewing:
The land may be viewed at any reasonable time when in possession of a copy of these particulars.

Method of Sale:
The land is offered by Private Treaty.

Local Authority:
Lichfield District Council

Overage:
The land will be sold subject to an overage clause for a period of 30 years at 25% uplift over the agricultural value, triggered on the implementation of or the disposal of the property with planning permission for any non-agricultural or non-equestrian development. The trigger may be exercised more than once in this period.

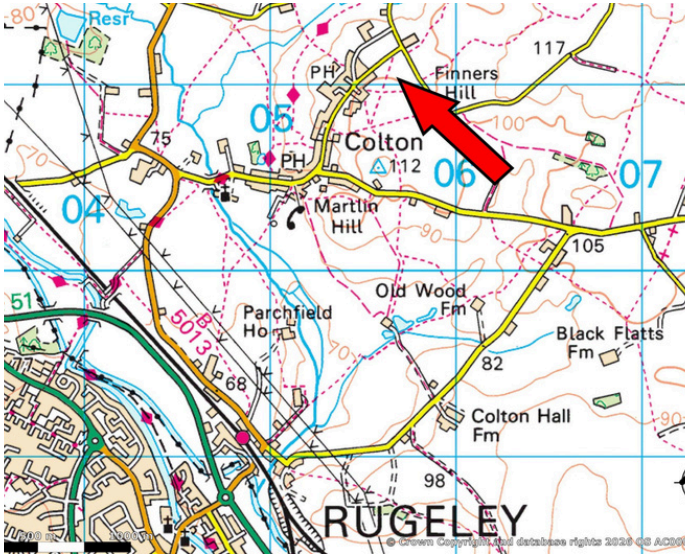
Vendor's Solicitors:
Michael Steedman - Formal House, 60 St George's Pl, Cheltenham GL50 3PN

Rights of Way, Wayleaves and Easements:
The land is crossed by Colton 26 public footpath.
The property is offered subject to and with the benefit of, any rights of way, all wayleaves, easements and other rights whether or not specifically referred to.

Buyers Obligation:
The successful purchaser will be required to erect a boundary fence between points A to point B as marked on the plan at their own cost.

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed

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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