

Land and Building Plot at Wood Lane
Wedges Mills, Staffordshire



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WS11 1SZ



16.64ac

The property at Wood Lane, offers an exciting opportunity to purchase a parcel of pastureland and woodland extending in all to 16.64 acres (6.74 ha) with the benefit of planning consent for the development of a dwelling, (subject to planning conditions).

For sale via Private Treaty.

OIRO: £355,000



Ashbourne Office - 01335 342201



Ashbourne@bagshaws.com

Location

The land at Wood Lane is located at Wedges Mills on the southern side of Cannock. The property boasts a quiet, semi rural location, whilst being in close proximity to neighbouring Cannock. The A5 Watling Street is only half a mile distant, and the M6 junction 11 is only approx. 1.5 miles distant. Cannock offers a wide range of shopping and dining establishments, schools, sports facilities etc.

What3Words: ///intelligible.weeks.sparks

Directions

From Junction 11 of the M6, at the Laney Green Interchange, take the A460 exit towards Cannock. At the second island take the 2nd exit onto the A4601, Wolverhampton Road towards Cannock for 0.8 miles. Turn left onto Wood Lane shortly after the Chase Gate Pub. The property is accessed on the left hand side after 0.2 miles, between Nos. 31 and 33, as indicated by our 'For Sale' board.



General Information

Town and Country Planning:

Outline planning permission (application number 5614), was granted on 27th September 1965 in relation to the proposed dwelling. Full permission was granted on the 30th December 1969, under application CCR/8093, subject to re-orientation of the dwelling to face west and subject to an agricultural occupancy condition. This stipulates that the occupation of the dwelling shall be limited to a person employed or last employed locally in agriculture or a dependent of such a person (including a widow or widower.) Building regulation approval was granted on 21st July 1972.

A certificate of Lawfulness has been obtained (reference number 22/00935/LUP) providing confirmation from South Staffordshire Council that the foundations present on the site were a material start and that completion of the construction of the farmhouse on the existing foundations and ground floor is lawful.

The property is within an area designated as Green Belt and sits outside of the Wedges Mills development boundary in the South Staffordshire Local Plan.

Description

The property comprises a bungalow plot with planning permission, woodland, and adjoining pastureland extending in total to approximately 16.65 acres (6.74 hectares).

Planning permission has been granted for the construction of a four-bedroom dormer bungalow with a double garage (subject to an Agricultural Occupancy Condition). The proposed dwelling extends to approximately 216.9 m² (2,334 sq ft) GEA, plus first floor accommodation. Further details are available from the selling agents.

The plot is set within an area of established woodland, which includes a range of mature trees such as Oak, Beech, and Birch. It is understood that the woodland is subject to a blanket Tree Preservation Order.

The pasture is accessed via the main access track from Wood Lane, as well as access via a gateway off Woodhaven Cul-de-Sac.

The sale includes ownership of the access track serving the property.

Services:

We are not aware of any mains services connected to the land. We understand mains water connectivity should be available in Wood Lane. There is an electricity transformer on the pole on the driveway. Purchasers must make their own enquiries in relation to the availability and suitability of all services.

Tenure and Possession:

The land is being sold freehold with vacant possession upon completion. An overage provision applies for a period of 20 years, entitling the seller to 25% of any increase in value arising from the grant of planning permission for any non-agricultural development (for clarification the grazing of horses is acceptable).

Rights of Way, Wayleaves and Easements:

There are no public footpaths or public rights of access across the property.

Severn Trent foul and surface water drainage mains cross the property. The pipes are understood to run along the entrance drive off Wood Lane, along the edge of the woodland, before crossing the land generally west to east. Man-hole inspection chambers are located across the property, together with a balancing chamber.

An electricity pole with a transformer is positioned on the access track off Wood Lane, with underground cabling extending across the land to two further poles and associated overhead electric lines, which continue across the property and into adjoining land. Overhead lines also extend to telegraph poles in the adjoining land to the west. We understand the vendor receives an annual wayleave payment from National Grid in respect of this infrastructure.

We understand a right of way exists through the gateway off Wood Haven into the field and along part of the eastern boundary, providing access to a garage to the rear of an adjoining residential property at Hall Meadow.

The property is sold subject to and with the benefit of all existing rights of way, easements and wayleaves, whether or not they are defined in these particulars.

Boundaries:

In the event that any parcels are sold separately, a post and wire fence will be required to be erected by the purchaser to a specification to be agreed with the vendor.

Sporting, Mineral and Timber Rights:

As far as we are aware the sale includes all timber, minerals and sporting rights on the property.

Local Authority:

South Staffordshire Council, Wolverhampton Road, Codsall, South Staffordshire WV8 1PX.

Tel: 01902 696000. Website: <https://www.sstaffs.gov.uk/>

Solicitor:

Ansons Solicitors, St Mary's Chambers, 5-7 Breadmarket Street, Lichfield WS13 6LQ

Method of Sale:

The property is for sale by private treaty.

Viewing:

Strictly by prior arrangement with the Ashbourne Office.

Tel: 01335 342201

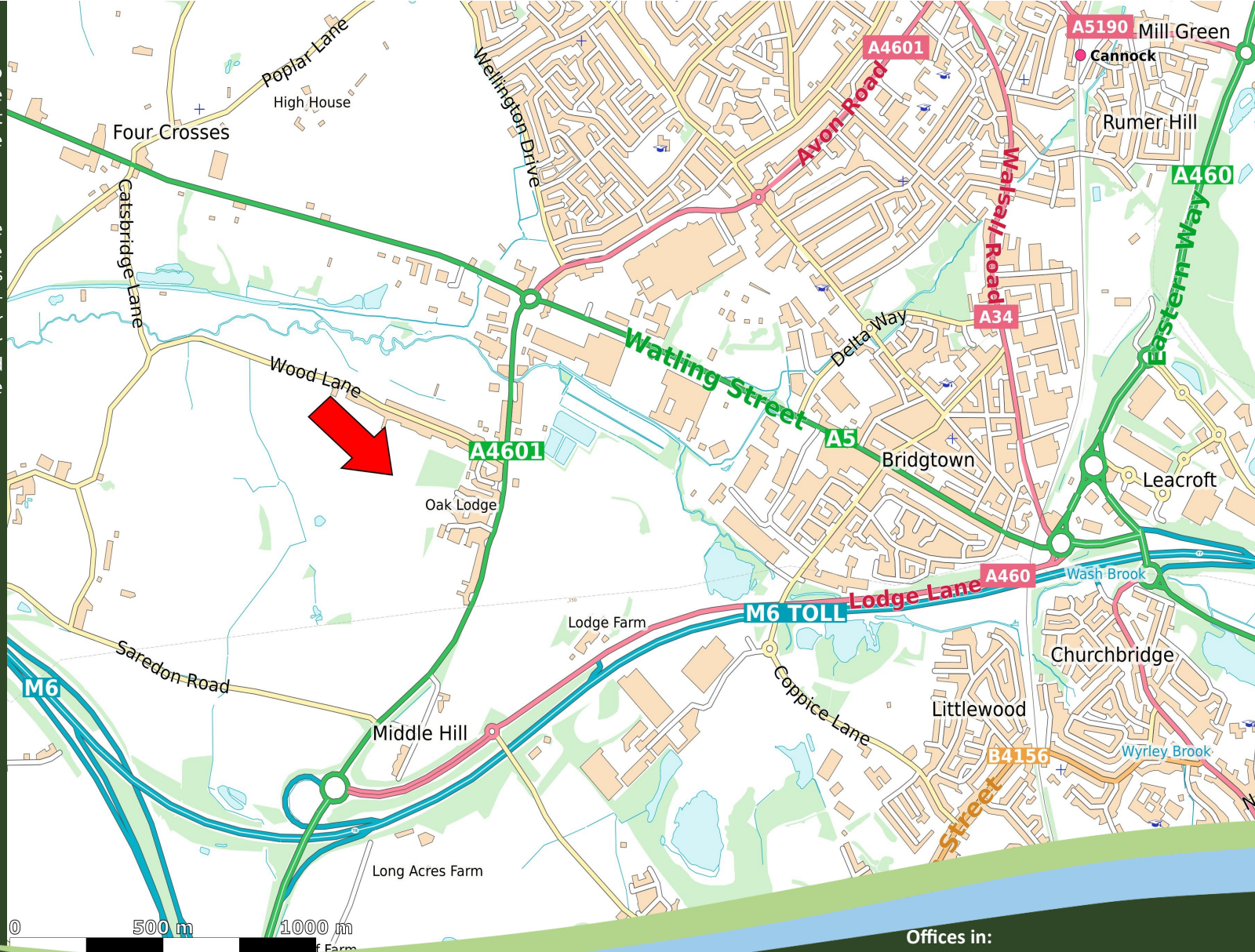
Email: ashbourne@bagshaws.com

Money Laundering Regulations:

All buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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