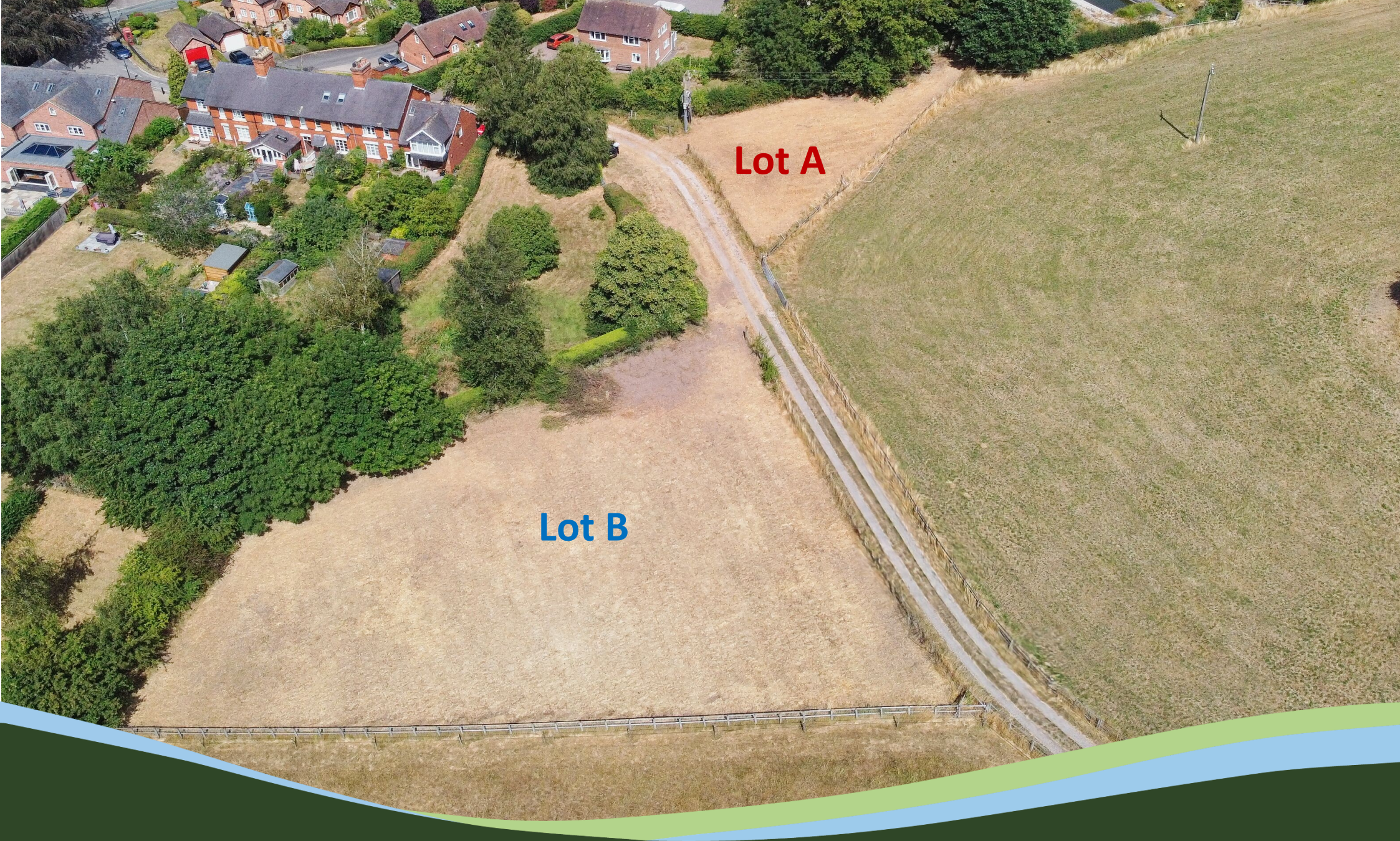




Land at Colton

Rugeley, Staffordshire



Land at Colton

Rugeley, Staffordshire, WS15 3LH



Lot A: 0.28 ac

Lot B: 0.44 ac

An excellent opportunity to purchase a total of approximately 0.72 acres (0.2914 hectares) of amenity land in Colton, just north of Rugeley.

The land lots benefit from close proximity to the village of Colton and access from a central track.

Auction Guide Prices:

Lot A: 0.28 acres (0.113 hectares) £10,000

Lot B: 0.44 acres (0.178 hectares) £15,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Location:

The land is situated off Martlin Lane which is central to the village of Colton, Rugeley. The land is approximately 2.2 miles outside of Rugeley Town Centre and 5.5 miles from Cannock Chase.

Description:

The property is offered in two separate lots, each with frontage to the access track. The land comprises two attractive parcels of grassland in a peaceful rural village location. The lots offer purchasers flexibility for amenity use, subject to the necessary permissions.



General Information

Directions:

From Rugeley Trent Valley Station continue north on Colton Road for approximately 1.1 miles then turn right onto Bellamour Way. Continue straight into the village of Colton for 0.4 miles before turning right onto Martlin Lane as identified by our for sale board, the land is just beyond the metal gate on both sides of the lane.

What3Words: /// estate.discrepancy.trees

Services:

Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

It is understood that there is mains water located along the track, however should the purchaser wish to connect they must pay for the provision and installation of a sub meter following completion.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Overage Clause

The property will be sold subject to an overage clause for a period of 20 years at 20% 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.

Mineral, 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:

Lot B will be sold with a right of way over the access track of lot 1. The access drive through Lot A and Lot B is subject to rights of access for third

parties. It is understood there is a wayleave agreement in relation to the electricity pole on Lot A.

Prospective purchasers are advised to review the contract pack for further information.

Lot A is crossed by public footpath 'Colton 75' from east to west and both Lots are crossed by bridleway 'Colton 2'. 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.

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 land is for sale by Auction on Monday 21st September 2026 at 3:00 pm at Agricultural Business Centre, Bakewell DE45 1AH.

Vendor's Solicitors:

Kylie Wood– Elliot Mather LLP, 18 Carrington Street Nottingham, Nottinghamshire, NG1 7FF

Local Authority: Lichfield District Council.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The

Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property.

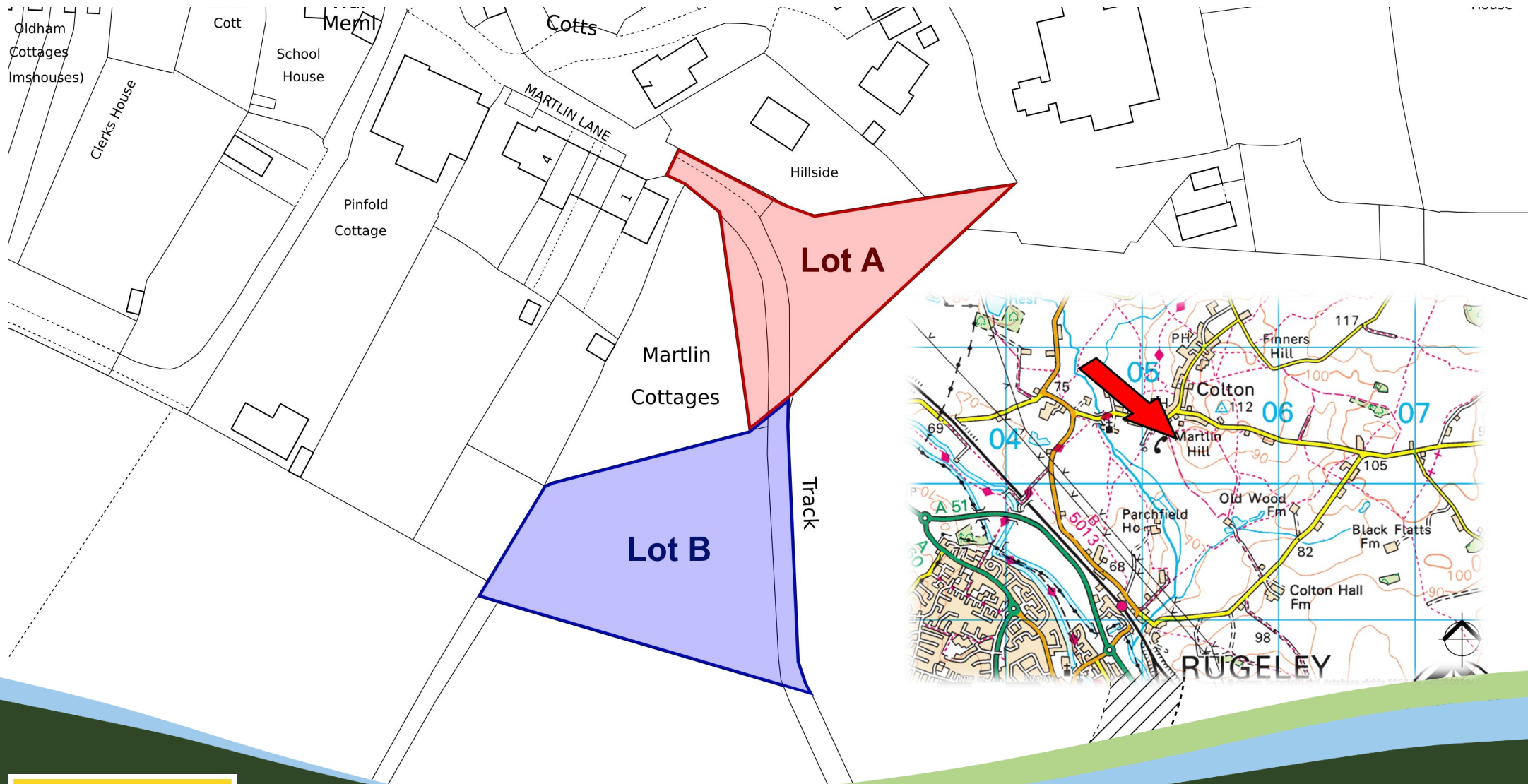
Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Money Laundering Regulations: All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction. If you're the successful bidder and/or buyer, proof of funds will be required on the day of the auction, please ensure you have them available.

Deposits and Completion: The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification and proof of funds must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

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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