



Land off Station Road

Haughton, Stafford



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Haughton

Stafford

ST18 9HF



4.82 ac

An excellent opportunity to purchase a total of approximately 4.82 acres (1.949 hectares) of grassland located on the outskirts of the attractive village of Haughton.

Auction Guide Price:

£100,000

Description:

An attractive parcel of pastureland located in a sought after part of Staffordshire, suited to either mowing or grazing purposes for both agricultural or equestrian buyers alike, with the benefit of a pond and direct roadside access off Station Road.

Location:

The land is situated just outside the village of Haughton, approximately 3 miles west of the county town of Stafford and approximately 7.5 miles to the east of the market town of Newport, Shropshire.



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Directions:

Travelling from Stafford, take the A518 Newport Road towards Newport and head out of Stafford under the M6 motorway for approximately two miles until you come to the edge of the village of Haughton. Travel through Haughton village and take a right turn onto Station Road. Continue for approximately 0.3 miles and the land is on the right hand side, indicated by our For Sale Board.

What3 Words ///proven.forehand.bounding**Services:**

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

Tenure and Possession:

The land is sold freehold with vacant possession upon completion. The land is currently occupied on a Farm Business Tenancy (FBT) which terminates on 10th June 2026.

Overage Clause:

The property will be 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.

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:

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.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully and be aware that there is livestock on the field so please make sure all gates are closed at all time.

Method of Sale:

The land is offered by Public Auction at 3.00 pm on Monday 18th May 2026 at the Agricultural Business Centre, Agricultural Way, Bakewell, DE45 1AH.

Fencing:

The purchaser is required to erect a stock proof fence within 2 months of completion along the eastern boundary of the land from points A to B as indicated on the sale plan.

Vendor's Solicitors:

Malachy McGill, Sills & Betteridge LLP, Aquis House, 18-28 Clasketgate, Lincoln, LN2 1JN

Local Authority:

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

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

Money Laundering Regulations:

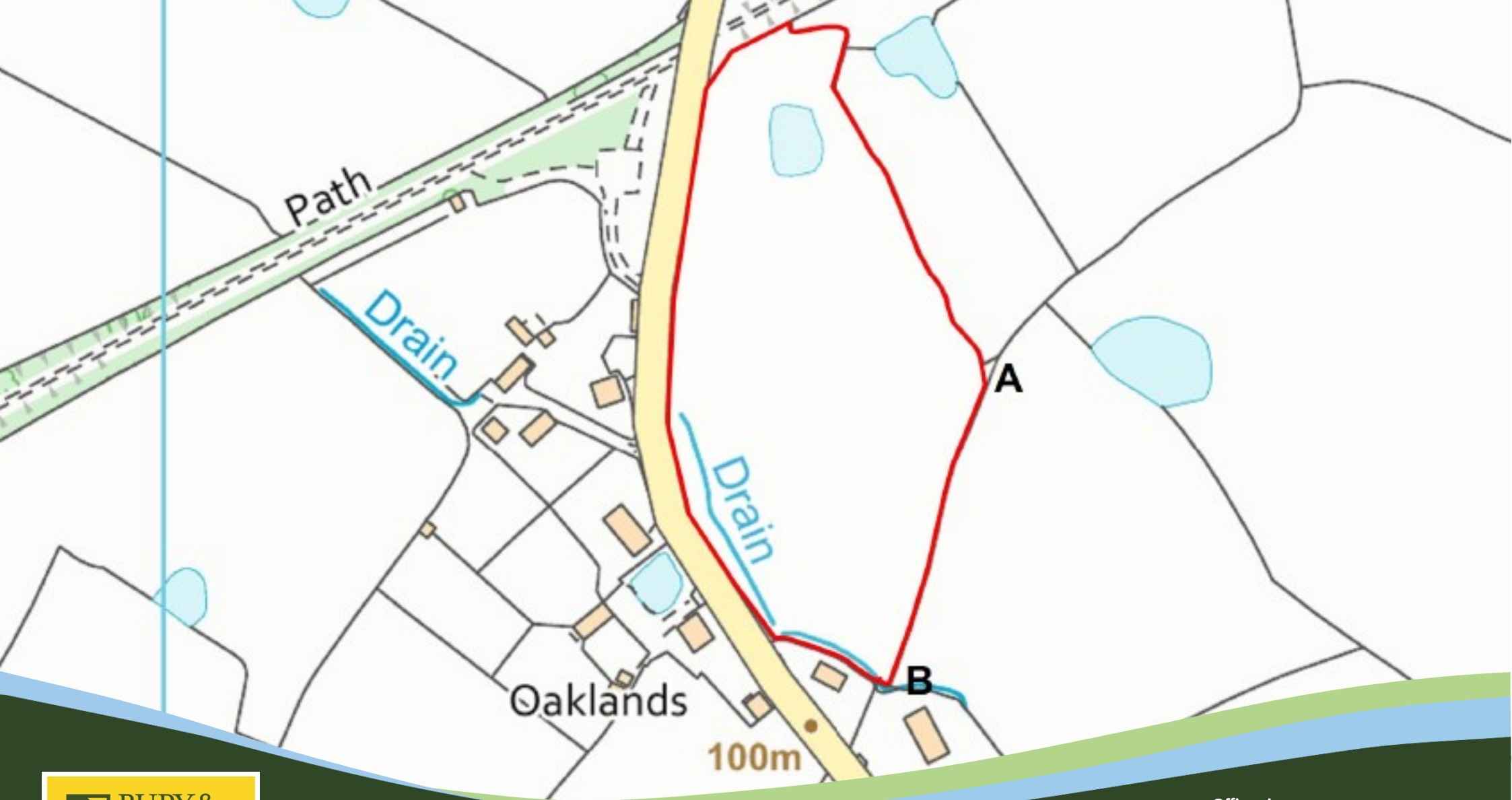
All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction. If 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.



Vine House, Church Street, Ashbourne, DE6 1AE

T : 01335 342201

E : ashbourne@bagshaws.com

www.bagshaws.com

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Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
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