



Land at Colton Road
Rugeley



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Rugeley

WS15 3HF



0.93ac

An excellent opportunity to purchase a parcel of land fronting Colton Road.

For sale by auction at 3pm on 21st July 2025.

For sale by auction

Auction Guide Price:

£20,000—£30,000



Ashbourne Office - 01629 342201



Ashbourne@bagshaws.com

Description:

A level grass paddock with excellent access and suitable for a variety of uses subject to planning.

Location:

what3words: asset.verbs.over

Directions:

Take the Abbots Bromley Road from Rugeley. The land can be found on the left hand side of the road, identified by our for sale board.

Services:

There are no services connected to the land.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

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

Rights of Way, Wayleaves and Easements:

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.

Method of Sale:

The land will be sold by auction at 3.00pm on Monday 21st July 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Buyer's costs:

The buyer will be responsible for paying the vendor's agents and solicitor fees which amounts to £2750 + VAT and small disbursements.

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 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

Vendor's solicitors:

Jawad Amin, Silverdale Solicitors, 404 Cheetham Hill Road, Manchester M8 9LE
T: 0161 740 0333

Local Authority:

Lichfield District Council, Frog Ln, Lichfield WS13 6YY. T: 01543 308000

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.



Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

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Ashbourne	01335 342201
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