

Land at Searchlight Lane

Chebsey

BAGSHAWS EST 1871
Land • Property • Livestock

Land at Searchlight Lane

Chebsey

Staffordshire

ST21 6JU

11.28ac

An excellent opportunity to purchase approximately 11.28 acres of permanent pastureland, with mature hedgerows and secure stock proof fencing. The land benefits from roadside access of Searchlight Lane, a substantial mobile field shelter, 2 metal storage containers and an established hardstanding area.

Guide Price: £200,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com

Description:
The land extends to approximately 11.28 acres of well-maintained pasture, enjoying stunning views across the Staffordshire countryside. Having been reseeded, it offers excellent grazing potential and is enclosed by established hedgerows and secure fencing. Access is provided via two gateways from Searchlight Lane.

The property also benefits from 490 m2 of hardstanding, two metal storage containers and a mobile field shelter (approximately 25.91m by 8.23m) with transparent plastic roof sheets and insulated side boards (to part) providing flexibility for a variety of agricultural, equestrian or recreational uses subject to any necessary planning consents.









Directions:
From Stone, travel south on the A34 towards Stafford. After approximately 3 miles, filter right onto Whitgreave Lane, continuing straight into Great Bridgeford. Turn right onto Eccleshall Road, then take the next right onto Worston Lane. Continue for approximately 1.3 miles into Shallowford, before bearing left onto Searchlight Lane. Proceed for a further 0.6 miles, where the land will be found on the left-hand side, clearly identified by our For Sale board.

Services:
The land has mains water supply with a separate meter. We are not aware of any other services connected.
Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

Mobile Connection
Owing to the land's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this area.

Broadband Connectivity:
Broadband connectivity is not presently available at the land. We recommend that prospective purchasers consult the website https://www.ofcom.org.uk to obtain an estimate of the broadband speed for this location.

Tenure and Possession:
The land is sold freehold with vacant possession upon completion. No overage has been put in place by the current owner

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

Viewing:
Strictly by appointment through the Ashbourne Office of Bagshaws as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Location:
The land is situated in an attractive rural setting at Shallowford, Staffordshire, surrounded by open countryside. The plot is conveniently located approximately 3.5 miles away from the nearby market town of Eccleshall, as well as being approximately 5 miles from Stone and approximately 7 miles from Stafford.

Vendor's Solicitors:
Jim Hickey - Bowcock and Pursaill
54 St Edward Street, Leek, ST13 5DJ

Countryside Stewardship:
The grassland (herbal ley) and hedges are managed in a Countryside Stewardship Scheme due to end on 31/12/2027. Please enquire for more details.

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

Planning:
There is planning consent for the gateway to the hardstanding area to be widened.
Planning consent: 21/34769/FUL.
There is no planning consent for the field shelter or the storage containers. Please enquire for more details.

Local Authority:
Stafford Borough Council
http://www.staffordbc.gov.uk

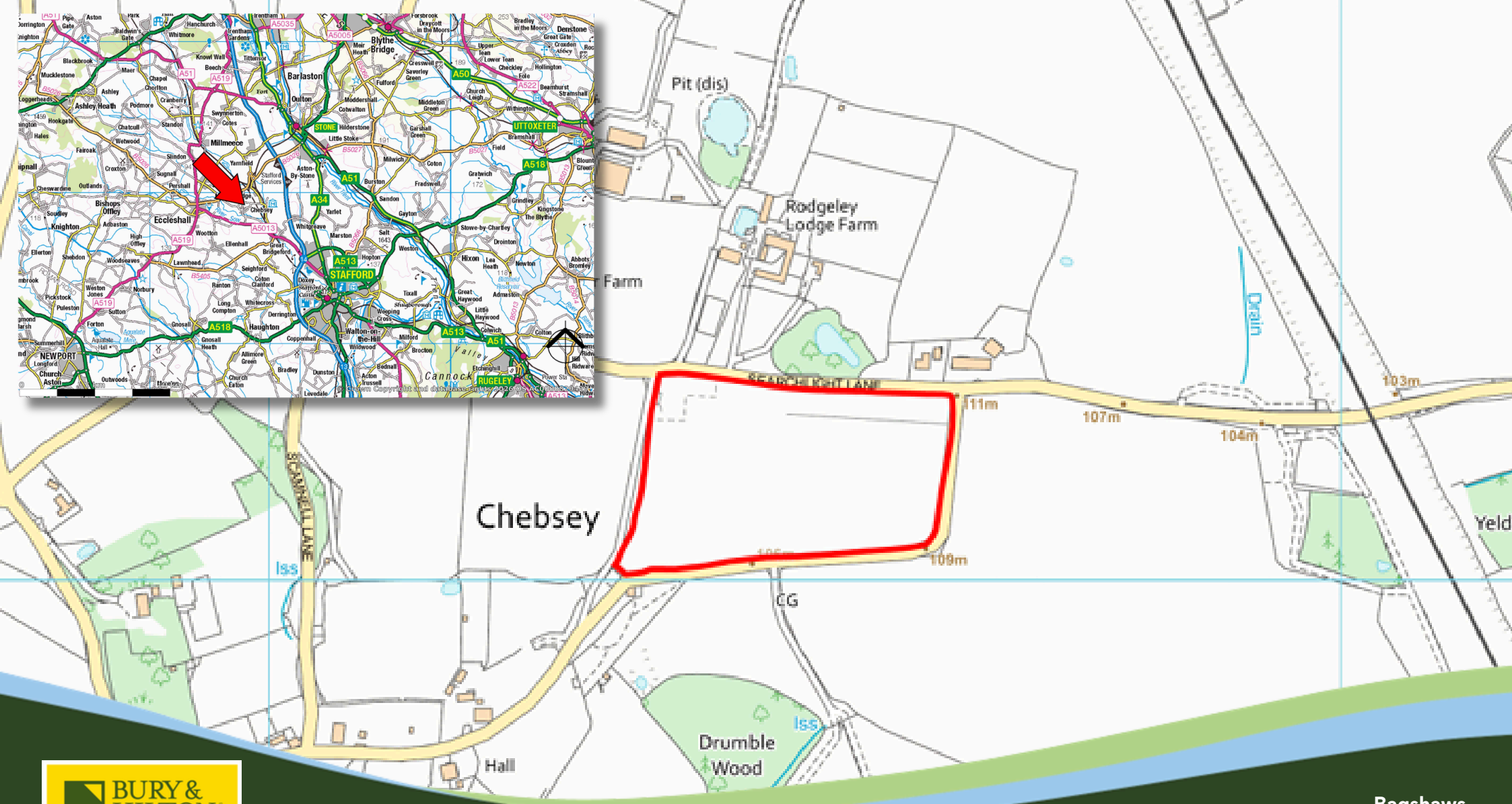
Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

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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