



# Land off Salt Road

Salt, Staffordshire



**Land off Salt Road**  
Salt  
Staffordshire, ST18 0BX



**9.28 ac**

An excellent opportunity to purchase a total of approximately 9.28 acres (3.758 hectares)  
of land located close to the attractive village of Salt

**For Sale in 2 Lots**

**Guide Price**

**Lot A - £75,000**

**Lot B- £10,000**



Ashbourne Office - 01335 342201



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**Directions:**

From Stafford take the A518/Weston Road north east towards Uttoxeter for approximately 3 miles and turn left onto Willowmoore Banks. Continue for approximately 0.5 miles and the land is located on either side of the road indicated by our For Sale Boards.

Lot A - What3Words/// paths. modem.light

Lot B - What3Words/// heckler.com.sunroof

**Location:**

The land is situated to the south east of the village of Salt off Salt Road. Staffordshire. It is situated approximately 1.3 miles north west of the village of Weston, 4 miles north east of the town of Stafford and 10 miles south east of the market town of Uttoxeter.



### **LOT A:**

An attractive parcel of unmanaged land and woodland extending to 7.46 acres (3.02 ha). The land provides a unique opportunity for a range of uses such as for grazing, amenity or environmental interests. With the benefit of direct road access via a gateway off Salt Road, shown edged red on the included plan.

**Please note, the land hatched in Black is excluded from the sale.**

### **LOT B:**

1.2 acres (0.738 ha) of woodland and scrubland running alongside the north of Salt Road, being part of the former railway line. Shown edged Blue on the included plan.

### **Services:**

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

### **Tenure and Possession:**

The land is sold freehold with vacant possession upon completion.

### **Sporting and Timber Rights:**

It is understood the mineral rights are included within Lot A but reserved to part from Lot B. The sporting rights are reserved from the property.

### **Rights of Way, Wayleaves and Easements:**

We are not aware of any public rights of way over the land. There is an assumed right of access across Lot A for the owner of the land hatched black on the plan, which is excluded from the sale. We understand Lot A is subject to rights of support, water (supply and maintenance), drainage and access for the extraction of timber. Lot B is sold subject to access rights in connection with maintenance and repair of the railway bridge. 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. Further information is available in the contract pack.

### **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 offered by Public Auction at 3.00 pm on Monday 20th July 2026 at the Agricultural Business Centre, Agricultural Way, Bakewell, DE45 1AH

**Vendor's Solicitors:** Joanna Davies, Garnett Williams Powell Solicitors

### **Local Authority:**

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

Tel: 01785 619000

### **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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