



Land at Blunts Hollow

Hoar Cross



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Hoar Cross

Staffordshire, DE13 8RA



2.83 ac

An excellent opportunity to acquire approximately 2.83 acres (1.144 hectares) of pastureland, located on the outskirts of the highly desirable location of Hoar Cross.

Guide Price:

£50,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

The sale offers an excellent opportunity to purchase a single parcel of pastureland ideally suited for a mixture of both grazing and mowing purposes for both agricultural or equestrian buyers alike. The land is located in a sought after part of Staffordshire, with both Lots benefitting from roadside access off Abbots Bromley Road.

Location:

The land is located directly off Abbots Bromley Road, west of the village of Hoar Cross, within the county of Staffordshire. The land is situated close to the Cathedral City of Lichfield (11 miles) and the market town of Uttoxeter (9 miles), with good connectivity to major arterial roads such as the A515 and A38.



Directions:

From Lichfield, take the A515 towards Kings Bromley. Proceed through Kings Bromley and Yoxall. On leaving Yoxall take the first left when the road forks at Woodmill Bridge. Proceed to the junction where five roads meet and proceed half left onto Maker Lane and continue for approximately 2.5 miles. Turn left at the T-Junction onto Abbots Bromley Road towards Abbots Bromley and proceed for approximately 1 mile. The land is located on the left hand side identified by our 'For Sale' board with Lot 2 located two hundred metres further along the Lane.

Description:

The land extends approximately 2.83 acres (1.144 hectares) comprising a single narrow parcel of gently sloping pastureland and area of coppice woodland and pond. The land is bounded by mature hedgerows and has a wooden pole under corrugated metal cladding field shelter in situ.

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 other services.

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 25 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:

It is understood that these are included in the sale as far as they exist.

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. It is understood a public footpath crosses the parcel.

Method of Sale:

The land is for Sale by Private Treaty.

Vendor's Solicitors:

Tinsdills Solicitors, Hays House, 25 Albion Street, Stoke on Trent, ST1 1QF. Amy Thorley T: 01782 652300

Local Authority:

East Staffordshire Borough Council, Market Place, Burton on Trent, DE14 1HA

Money Laundering Regulations 2017:

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. Proof of Identification and Proof of Residence. The documentation collected is for this purpose only and will not be disclosed to any other party.

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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