



# Land off Parkhall Lane

Leigh, Staffordshire



## Land off Parkhall Lane

Leigh

Staffordshire, ST10 4NP



**28.36 ac**

An excellent opportunity to purchase a total of approximately 28.36 acres (11.477 hectares) of grassland located close to the attractive village of Church Leigh

**Guide Price:**

**£300,000**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

### **Description:**

An attractive block of agricultural land, currently in grass and divided into four parcels, located in a sought after part of Staffordshire. The grass is suited to either mowing or grazing for both agricultural or equestrian buyers alike, with the benefit of direct road access via three field gateways off Parkhall Lane.

### **Location:**

The land is situated to the north of the village of Church Leigh on Parkhall Lane. Staffordshire. It is situated approximately 6 miles north west of the market town of Uttoxeter, 10 miles east of the town of Stone and 11.8 miles south east of the city of Stoke on Trent.



### Directions:

From the A522 at Checkley, take Leigh Lane to the south, going under the A50. Immediately after going under the A50, turn left onto Parkhall Lane and the land is located on the left hand side indicated by our For Sale Board.

What3Words: functions.once.homelands

### Services:

We understand there is a mains water connection to a field trough on the land. Prospective purchasers must satisfy themselves as to the availability and suitability of any services. The water supply also serves land retained by the vendor and therefore the purchaser must pay for the provision and installation of a sub meter.

### Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

### 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.

### Method of Sale:

The land is for sale by Informal Tender, with the closing date for all tender forms to be submitted being **Wednesday 10th June 2026**. All tenders

must be received by Bagshaws Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by **Wednesday 10th June 2026** at 12 Noon.

It should be noted the vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the seller's absolute discretion.

To request a tender form, please contact the selling agent.

**Vendor's Solicitors:** Vito Berzanskis, Nigel Davis Solicitors, 3-4 Spire House, Ashbourne, DE6 1DG

### Local Authority:

East Staffordshire Borough Council, Town Hall, Burton upon Trent, Staffordshire, DE14 2EB

Tel: 01283 508000.

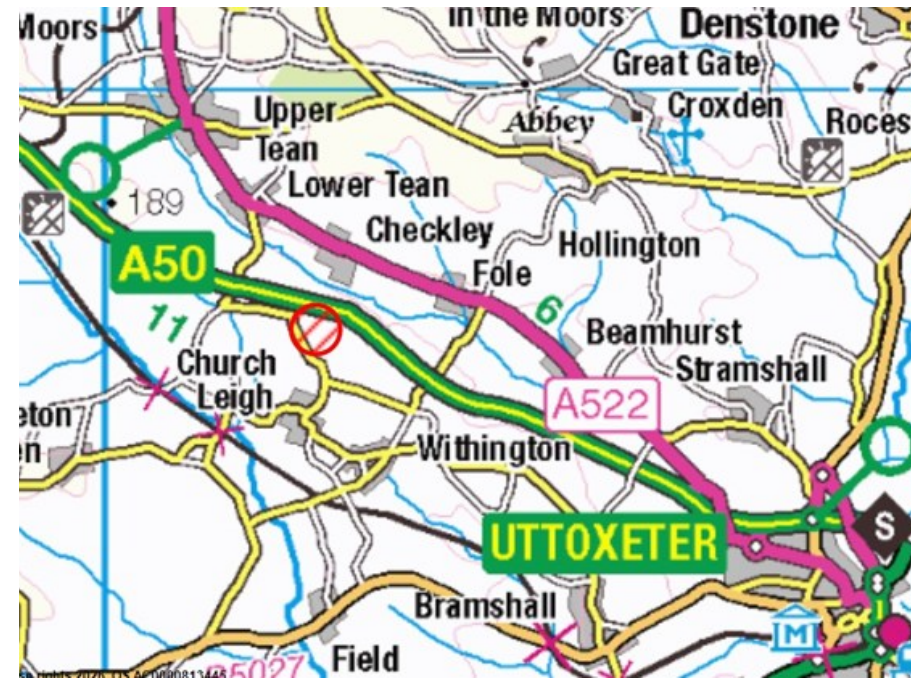
### Money Laundering Regulations:

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.

Please note that the seller of this land would be willing to continue farming the land under a Farm Business Tenancy (terms to be agreed) if the Purchaser so required





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