



Land off Dove Bank
Uttoxeter, Staffordshire



Land off Dove Bank

Uttoxeter, ST14 8DZ



50 sqm

A unique opportunity to purchase a strategically located gravelled landscaped area, enclosed by paved edging extending in all to 50 square metres benefitting from roadside access off Dove Bank, Uttoxeter.

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Guide Price: £20,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

An excellent opportunity to purchase 50 square metres of gravelled landscaped area, enclosed by paved edging, benefitting from a right of access off Dove Bank. The land offers a well presented and low maintenance external space, suited to a variety of uses subject to the necessary planning consents.



General Information

Directions:

From the center of Uttoxeter, head east past the Market Place and turn left onto Bridge Street. Continue past St Mary's Church for approximately 0.2 miles , down Dove Bank. Before you reach the roundabout for the A518, the property is located on the right hand side, as indicated by our 'For Sale' board.

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Location:

The land is located only 0.2 miles from the centre of the town of Uttoxeter with access off Dove Bank. The land is in close proximity to good road network links such as the A518 and A50.

Services:

The land is not connected to mains water or electricity but it is understood to be in close proximity. Prospective purchasers must make their own enquiries in relation to the availability and suitability of all services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

Strictly by Appointment only. Please contact our Ashbourne office to book a viewing on 01335 342201 .

Sporting and Mineral Rights:

The sporting rights and the mineral rights are understood to be included with the sale, however this should be verified by the purchaser's legal advisors.

Rights of Way, Wayleaves and Easements:

Whilst we are not aware of any public rights of way, 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 property is offered For Sale by Private Treaty.

Local Authority:

East Staffordshire Borough Council

Town Hall, King Edward Place, Burton upon Trent, DE14 9WF

Tel: 01283 508000

Vendors Solicitors:

Flint Bishop Solicitors, 2 Prospect Place, Derby, DE24 8HG

T: 01332 340211

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.

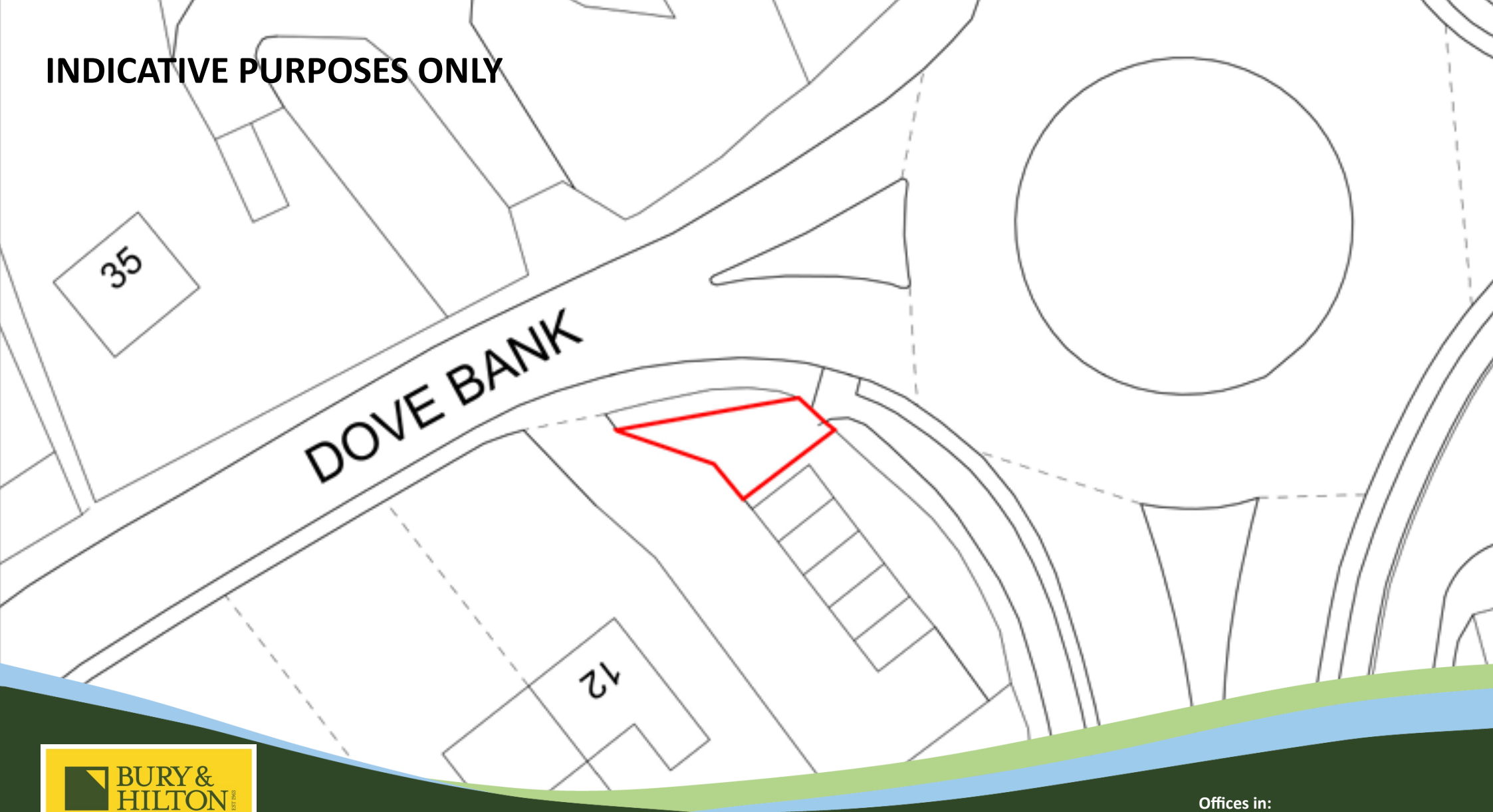
Mobile Network Coverage:

The Land is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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.

INDICATIVE PURPOSES ONLY



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