



Land at Kingstone

Uttoxeter



Land at Kingstone
Uttoxeter
Staffordshire, ST14 8QH



12.25 ac

An excellent opportunity to purchase an attractive parcel of well maintained grassland approximately 12.25 acres (4.95 hectares) having a natural water supply with hedgerow and fenced boundaries. Suitable for both mowing and grazing of livestock or for those with equestrian interests.. The land is conveniently located in the village of Kingstone, near to Uttoxeter.

Guide Price: £120,000 — £140,000

For sale by Informal Tender

Closing date: Wednesday 15th November at 12 Noon



Uttoxeter Office - 01889 562811



uttoxeter@bagshaws.com

Description:

The sale of this land offers the opportunity to purchase a parcel of grassland, in the popular village of Kingstone. The land benefits from a natural water supply via a brook with a cattle run crossing. The land extends to approximately 12.25 acres (4.95 hectares). The majority of the boundaries are well maintained hedgerows with additional fencing. The land is accessed from the east with a right-of-way over a farm track from the highway.



Location:

The land is situated in a semi-rural location on the edge of the village of Kingstone. The land is located 14 miles from Stafford and 4 miles from Uttoxeter.

Directions:

From Uttoxeter, travel on the A518 towards Stafford. As you come out of Uttoxeter, take a left turn onto the B5013. Continue on that road for approximately 1.5 miles towards Willslock. At Willslock turn right onto Quee lane. The land is accessed via a farm track and gated access on the right hand side between the houses and is indicated by our 'For Sale' board.

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Services:

We are not aware of any services connected. There is a natural water supply.

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 as far as they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Vendor's Solicitors:

Sophie Ensor. Hopleys GMA Solicitors, 39 King Street, Wrexham LL11 1HR

Rights of Way, Wayleaves and Easements:

We are aware of a public footpath which runs across the West side of the land. The land is accessed via a right of way over a farm track from the public highway. The property is offered subject to and with the benefit of, any rights of way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

Local Authority:

East Staffordshire Borough Council, PO Box 8045, Burton Upon Trent DE14 9JG

Method of Sale:

The land is offered by informal tender with the closing date for offers to be submitted to Bagshaws LLP. All offers should be accompanied with proof of funds to cover the value of the offer made.

All tenders must be received at Bagshaws Uttoxeter office, 69 Derby Road, Uttoxeter, Staffordshire ST14 8EB by 12 NOON on Wednesday 15th November 2023.

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

Overage:

There is a 50% overage clause which was put in place by the previous landowner; this is in place until 2051.

Further details regarding the overage clauses and details on the light and air rights are contained within the contract pack and available upon request.

Areas:

Please note all areas are based on computer pro-map plans.

Money Laundering Regulations 2017:

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. This means that a passport or driving licence together with a utility bill for proof of address.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





BURY & HILTON
Part of Bagshaws LLP



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69 Derby Road, Uttoxeter, Staffordshire, ST14 8EB

T: 01889 562811

E: Uttoxeter@bagshaws.com

www.bagshaws.com

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Ashbourne	01335 342201
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