



Land at Haughton

Stafford

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Stafford

Staffordshire, ST18 9HB



2.36ac

An opportunity to purchase approximately 2.36 acres (0.95 hectares) of grassland, with roadside access and mains water, on the edge of the village of Haughton.

**For sale by auction at 3pm on 23rd March 2026 at the Agricultural Business Centre,
Bakewell, DE45 1AH**

Auction Guide Price:

£40,000.00



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

The sale offers the opportunity to purchase a parcel of grassland. On the edge of the sought after village of Haughton, Stafford. The land extends to approximately 2.361 acres (0.95 hectares) and has direct road access on to the A518 Stafford Road. There is a water trough in situ connected to a mains water supply within the field. The boundaries are to mature hedgerows in the main with post and rail livestock fencing also in situ. Located immediately next door to the former public house, the Shropshire Inn, this sale is a fantastic opportunity to buy a lovely sized paddock in a village location.

Location:

The property is situated on the western edge of the village of Haughton, with direct road access on to the A518 Stafford Road, approximately 3 miles west of the county town of Stafford, and approximately 7.5 miles to the east of the market town of Newport, Shropshire.



Directions:

Travelling from Stafford, take the A518 Newport Road towards Newport and head out of Stafford under the M6 motorway for approximately two miles until you come to the edge of the village of Haughton. Travel through Haughton village until you reach the Shropshire Inn on the left hand side. The field is immediately next door to the public house as denoted by our "For Sale" board.

Services:

The land has mains water connected via a meter. We are not aware of any other services connected. Purchasers must satisfy themselves as to the availability and suitability of any other services.

Tenure and Possession:

The land is to be sold subject to a Farm Business Tenancy however notice has been served on the Tenant and vacant possession will be available from 25th March 2026.

Minerals, Sporting and Timber Rights:

We understand these rights 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.

Overage Clause:

The land is sold subject to an overage clause for a period of 30 years at 30% 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.

Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 23rd March 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Talbots Law, Seymour House, 15A Frederick Road, Birmingham B15 1JD.

Local Authority:

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

Money Laundering Regulations 2017:

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.

Deposits & 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.

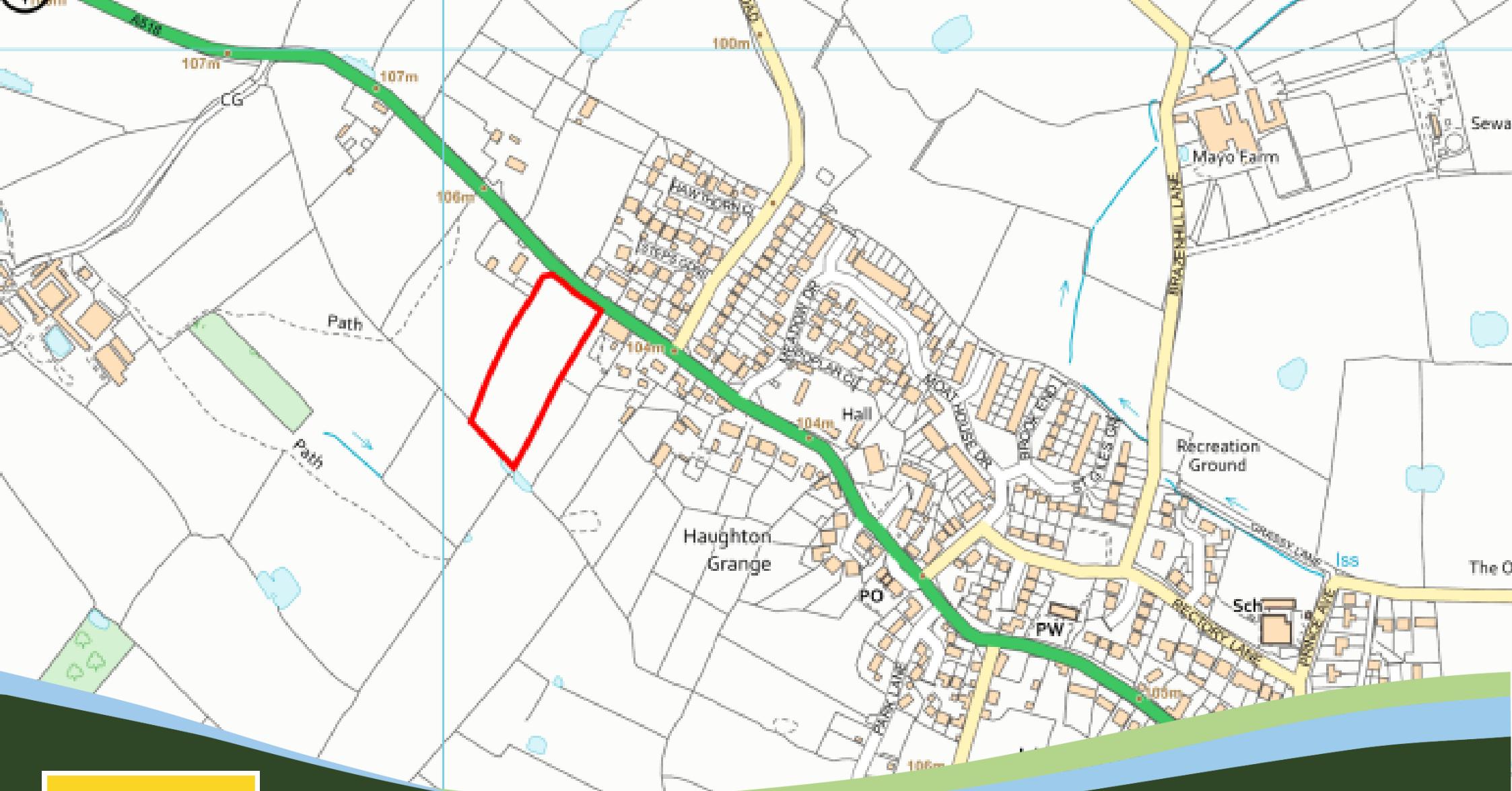
Conditions of Sale:

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.

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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