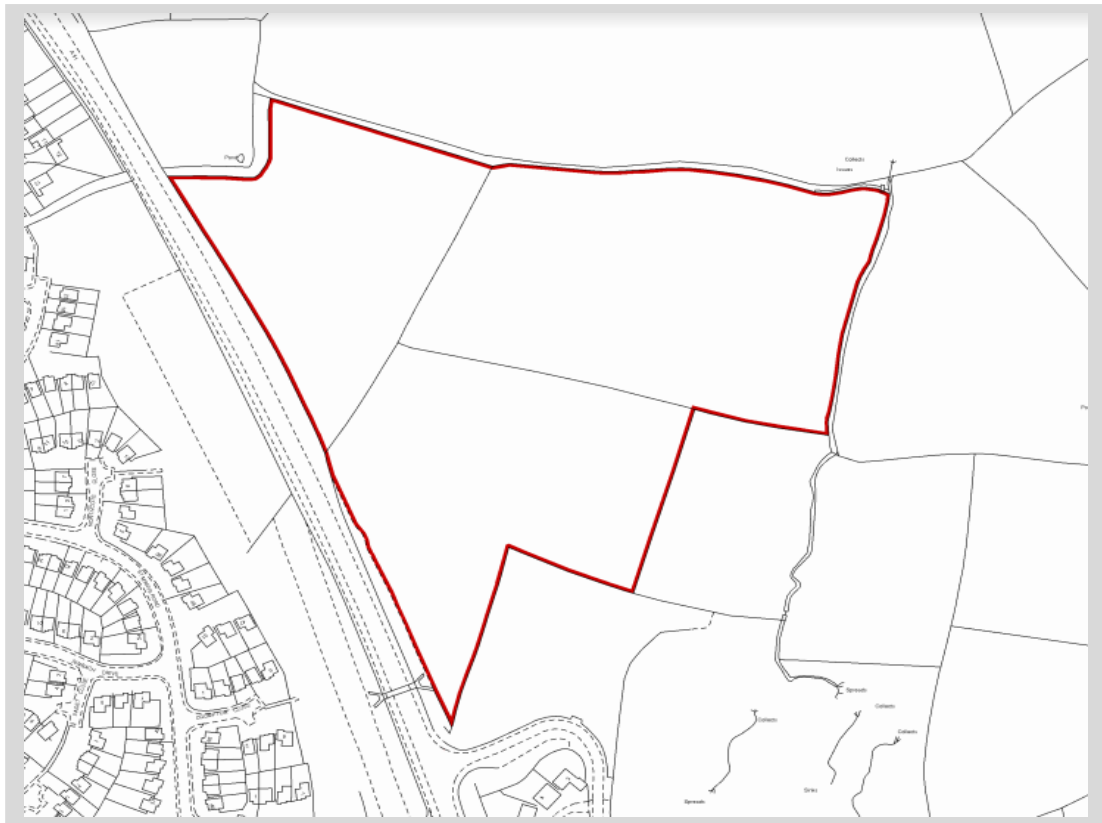


FOR SALE

LAND TO THE NORTH OF KINGFISHER DRIVE, COLWICH, STAFFORDSHIRE



- Beautiful location on the edge of Little Haywood, Staffordshire.
- Good quality arable land extending to around 17.64 acres.
- Long frontage onto A51.
- Within easy access to the centre of the village due to the underpass.
- Offers invited.

LOCATION

The site is located on the edge of Little Haywood in Staffordshire. There is good access to the main road network. The site is located adjacent to the A51 providing access south to Rugeley and Lichfield and north to Stone.

The site is easily accessible to Little Haywood village centre via the underpass into the site and local amenities available. The site is surrounded by residential development to the south and open countryside to the north and east.

DESCRIPTION

The site is a well contained parcel of land located to the east of the settlement of Little Haywood. The site extends to circa 17.64 acres (7.14 hectares) and is well contained by hedgerows.

The site is currently used for agricultural purposes.

PLANNING

The site lies within the jurisdiction of Stafford Borough Council. The site falls outside of the development boundary. The site will be sold with a restrictive covenant limiting its use to agriculture linked to a development uplift clause.

Interested parties are invited to make their own enquiries on 01785 619000.

TENURE

The freehold interest is for sale subject to a Farm Business Tenancy Agreement in place until March 2023, with an annual rent of £1,740. Further details are available upon request.

The land will be sold with a development clause. Terms of which, are to be negotiated.

GUIDE PRICE

Offers invited. We reserve the right to set a date for the submission of offers.

LEGAL COSTS

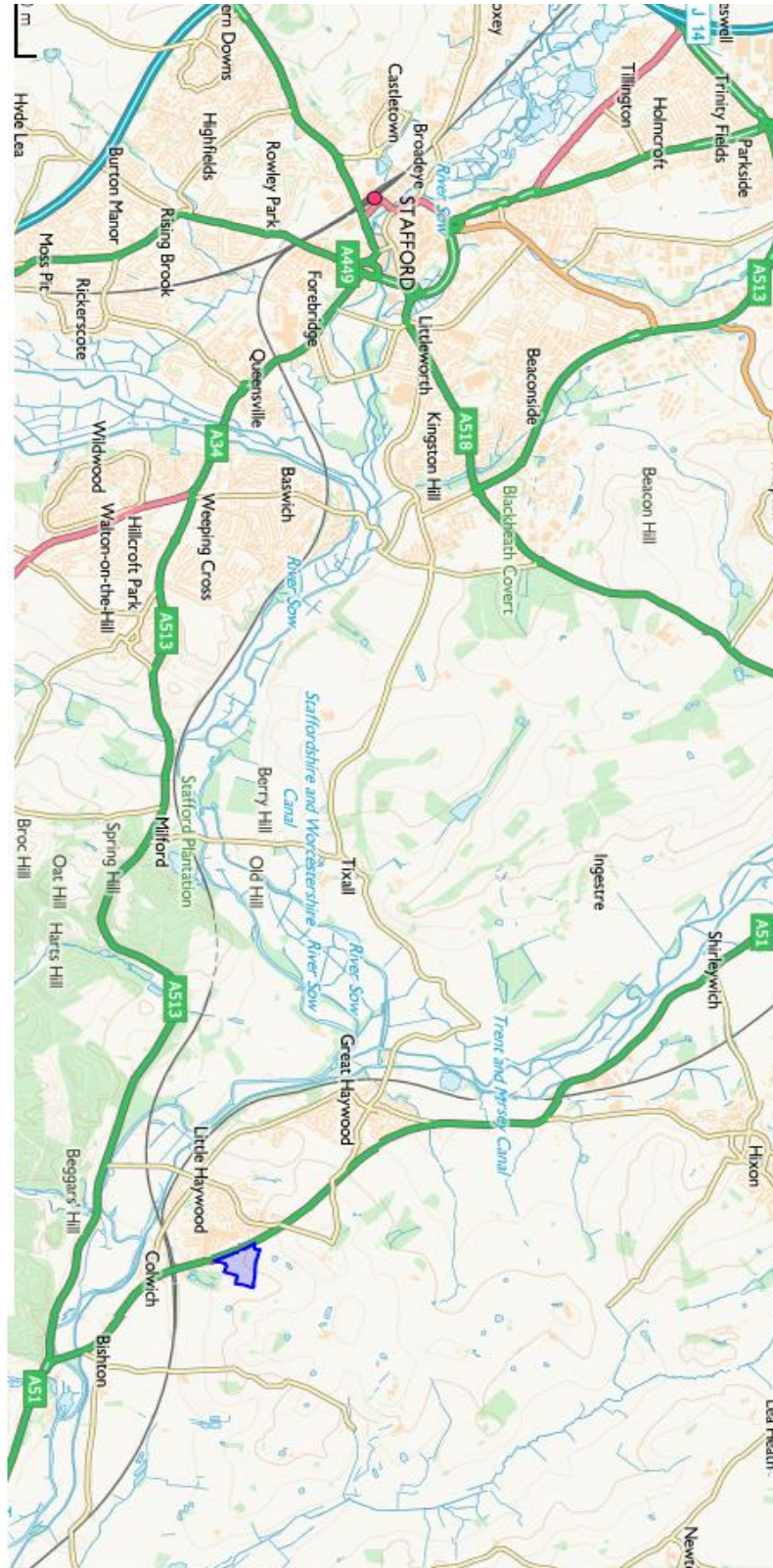
Each party will bear their own legal costs in the transaction.

VIEWINGS

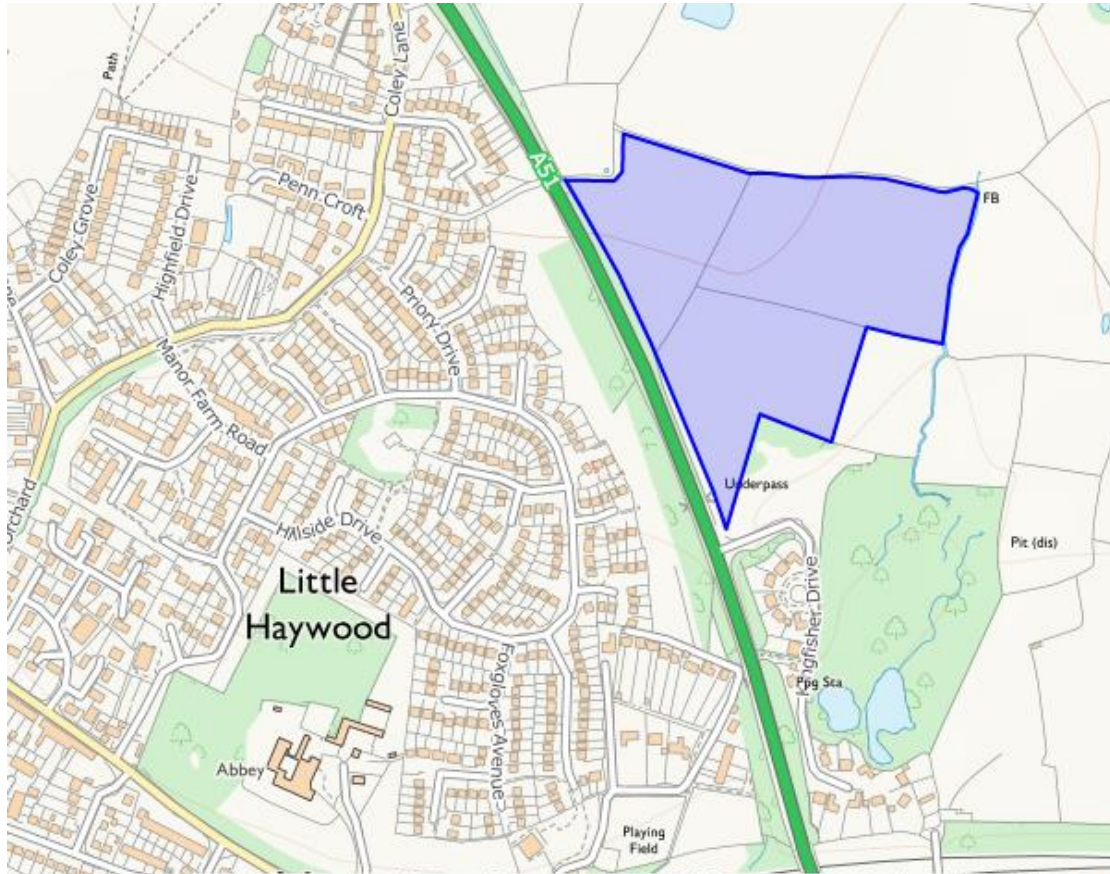
The site can be viewed from the A51. If you require access to the site, please contact us.

Further information is available from First City, contact Christopher Bywater or Chontell Buchanan on 01902 710999 or chris@firstcity.co.uk / chontell@firstcity.co.uk quoting reference 4669.

LOCATON PLAN



SITE PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

www.firstcity.co.uk

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