

Land off Meadow Ridge

Stafford, ST17 4PH



Pasture land extending to approx. 7.1 acres. The two fields are divided by subsidiary of the River Penk/Sow and accessed via a bridge.

£80,000

John German 

The pasture land is accessed off Meadow Ridge, if you continue to the end of Meadow Ridge and park up. Proceed on foot over the canal bridge and a gate to the paddock land is directly opposite. As it is river meadow land it does flood.

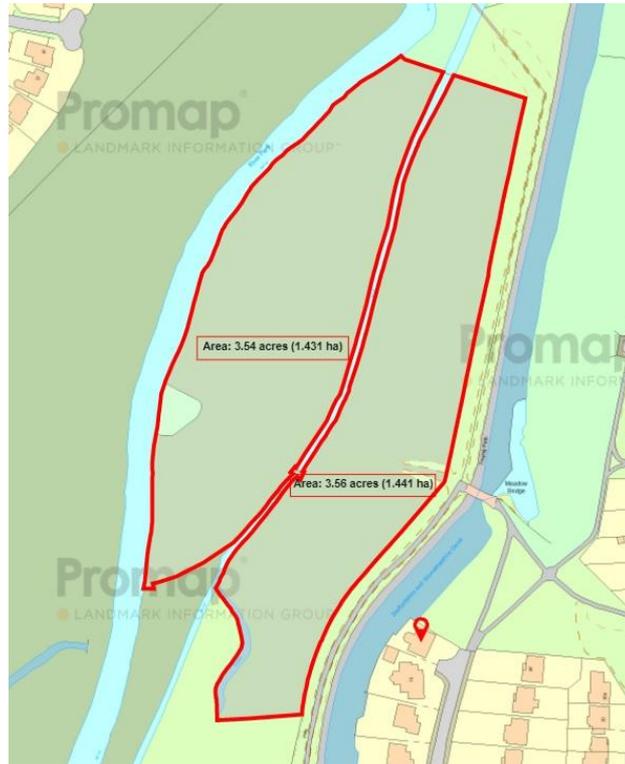
There is vehicular access over the 3 tonne weight limit bridge to the land however the field is uneven and only suitable for four wheel drive vehicles.

The land is registered with land registry, there are covenants - a copy of the Title Plan and Land Registry document is available from our office.

Our clients intend to insert a residential development uplift clause for a period of 20 years and 25% of the uplift in market value.

We are currently unaware if there are any TPO's on any trees on the land.

The land is subject to a Sow and Penk drainage charge and the charge for this year (2024) was £27.45



Agents' Notes

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EPC N/A

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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