

Land at Queensville

Stafford, ST17 4LS



A rare opportunity to acquire approximately 4.6 acres of land on the outskirts of the town centre.

£50,000

John German 

Access to the land is via Queensville and is approximately 3.14 metres wide to a maximum of 3.66 metres wide.

The land is overgrown and we therefore ask that all people that view are to take extreme care as we cannot confirm whether there are any ponds or pools on the site, although our client is not aware of any. A small stream runs along the back of the property that has a small bridge connecting to some adjacent land, this area occasionally floods where the water becomes surface water. To the left of the gate there are some dilapidated buildings.

Our clients intend to insert a development uplift clause within the contract, precise wording is to be determined by the lawyers however in principal it was envisaged that the period should run for 20 years from exchange of contracts and the uplift would be 20% uplift of the enhanced value if the land was to be developed.

The land is in a High Risk Flood Area, we ask all interested parties to make their own enquiries with regard to flood risk and visit the environmental agency website www.environment-agency.co.uk

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Our Ref: JGA/25102020

Local Authority: Stafford Borough Council



EXTRACT FROM LAND REGISTRY

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC NOT REQUIRED

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