

# BERRYS



Property and Business



## **LAND AT RANTON NEAR STAFFORD • STAFFORDSHIRE**

An attractive block of pasture land suitable for a range of uses including horse grazing  
Extending to approximately 18.80 acres (7.61 hectares)  
Available as a whole or in lots, as required

**FOR SALE BY PRIVATE TREATY**

**Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG**

**Tel: 01743 271697 Fax: 01743 271753**

**[www.berrybros.com](http://www.berrybros.com)**

# LAND AT RANTON • NEAR STAFFORD • STAFFORDSHIRE

## DESCRIPTION & SITUATION

Berrys have been favoured with the instruction to market for sale approximately 18.80 acres (7.61 hectares) of pasture land within the village of Ranton approximately 4 miles west of Stafford. The level land, which is in a secluded position, contains a number of attractive ponds and small wooded areas. The land is suitable for grazing livestock, horses and nature conservation purposes. The land is located within a Nitrate Vulnerable Zone.

## DIRECTIONS

From Stafford travel west on the A518 towards Haughton. After passing under the M6 motorway take the first right hand turn towards Derrington. Continue through Derrington and at the T junction turn left. Take the next turning right towards Ranton and continue to the end of the road. Turn left then immediately right and continue into the village of Ranton. The entrance to the land can be found on the right hand side off Hextall Lane denoted by a Berrys for sale board. (Nearest Postcode: ST18 9JE)

## RIGHTS OF WAY, EASEMENTS & COVENANTS

The land has the benefit of access via double galvanised gates directly onto Hextall Lane which adjoins the western boundary.

The land also has a right of access over the area shaded green on the attached plan.

The adjoining landowner has the benefit of a right of access between points X & Y on the attached plan.

A public footpath passes through the land.

Overhead electricity apparatus passes through the land and is subject to a wayleave agreement with Central Networks.

An underground sewerage main passes through the land.

The land is sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not.

## BOUNDARIES, ROADS & FENCES

The land is divided into four enclosures, the boundaries of which comprise post and wire fences and established hedgerows. The Purchaser (s) shall be taken to have full knowledge of the boundaries and neither the Vendor nor their Agents will be responsible for defining any ownership of the boundaries.

## ENTRY LEVEL STEWARDSHIP

The land is subject to the terms of an Entry Level Stewardship Agreement. The Purchaser(s) will be required to indemnify the Vendor against any penalties incurred as a result of any breach to the terms of the agreement. Further details are available from the selling agents.

## SPORTING & MINERAL RIGHTS

The sporting rights are in hand and will pass with the freehold.

The mineral rights are in hand and will pass with the freehold with the exception of the area tinted pink on the attached plan.

## DEVELOPMENT CLAWBACK

The land hatched blue is subject to a development clawback. In the event of planning permission being granted for residential development within 50 years of completion of contracts, 50% of the uplift in value will be payable to the Vendor.

## SERVICES

The land has the benefit of a mains water supply.

## VIEWING

The land may be viewed at any reasonable time during daylight hours by prospective Purchaser(s).

## TENURE & POSSESSION

The land is freehold with vacant possession available upon completion.

## METHOD OF SALE

The land is offered for sale by Private Treaty, as a whole or in lots, as required. The Vendor will consider offers for individual fields or specified areas of land.

## VENDOR'S SOLICITORS

Hutsby Mees, 5, 6 & 7a St. Mary's Grove, Stafford, ST16 2AT.

FAO: Mr H Hutsby. Tel: 01785 224745

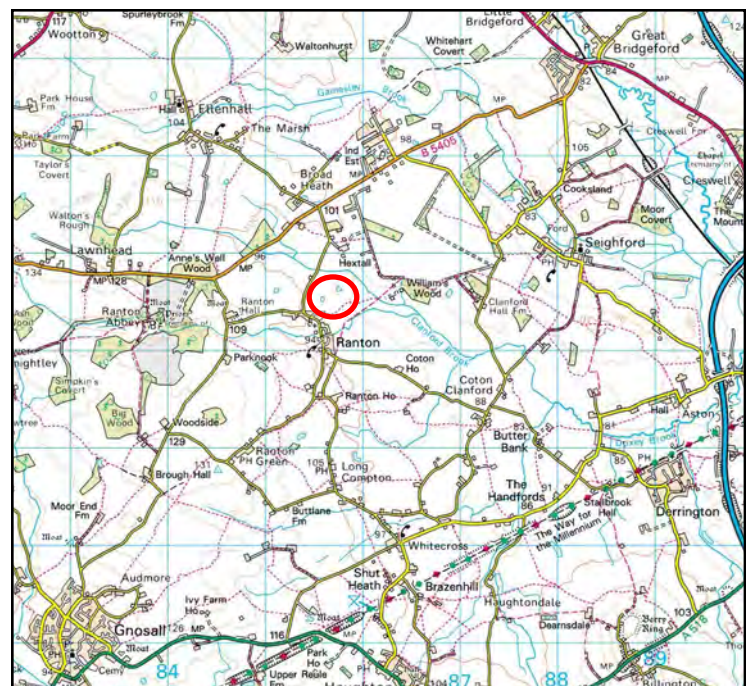
## LOCAL AUTHORITIES

Stafford Borough Council: 01785 619000

Seven Trent Water Limited: 0121 7224000

The Environment Agency: 08708 506506

Central Networks Services Plc: 08457 353637



## IMPORTANT NOTICE

These particulars are issued on the strict understanding that all negotiations are conducted through the Agents, Berrys. The property is offered for sale by private treaty subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. The Agents for themselves and for the Vendor of the property whose Agents they are, give notice that:-

1. These particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor.
3. None of the statements contained in these sale particulars as to the property are to be relied upon as statements or representations of fact.
4. Any intending Purchaser must satisfy herself/himself by inspection or otherwise as to the correctness of each of these statements or areas given in these particulars.
5. The Vendor does not make or give and neither do the Agents or any person in their employment have any authority to make or give any representations or warranty whatsoever in relation to this property.

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