



**Productive grassland at Wolseley Garden Park,
Wolseley Bridge, Stafford ST17 0XR**



Land at Wolseley Garden Park, Wolseley Bridge, Stafford ST17 0XR

**80.17 acres of productive river
meadow**

For sale by Private Treaty

Offers invited

Location

The land lies between the A51, Stone to Lichfield Road and the River Trent, just to the south east of Wolseley Bridge. Access is directly off the A51 carriageway, via one of three gateways, one of which has a surfaced driveway and is recessed to facilitate off road parking for any vehicle and trailer.

Description

Classified as Grade 3 on the MAFF reference plans this is 80.17 acres of highly productive, free draining river meadow. Now effectively a single enclosure but divisible into its original parcels if required, the land is flat, down to a long-term pasture and ideal for mowing or grazing. The perimeter fences are a robust combination of post and rail, with live hedgerow, and there is a long frontage to the river.

Services

Mains water is understood to be available for connection in the road frontage, but currently it is a natural supply from the river.

Stewardship

None of the land is the subject of a current scheme.

Basic Payment Scheme

No entitlements to claim subsidy under the current scheme are to be transferred with the freehold title.

Mineral, timber and sporting rights

The land is to be sold with the benefit of all such rights as may exist.

Rights of way, wayleaves and easements

The land is sold subject to any such rights as may exist.

Method of sale

The land is offered for sale by private treaty.



Tenure

The land is understood to be freehold and will be conveyed with vacant possession.

Local Authority

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

Agent contacts

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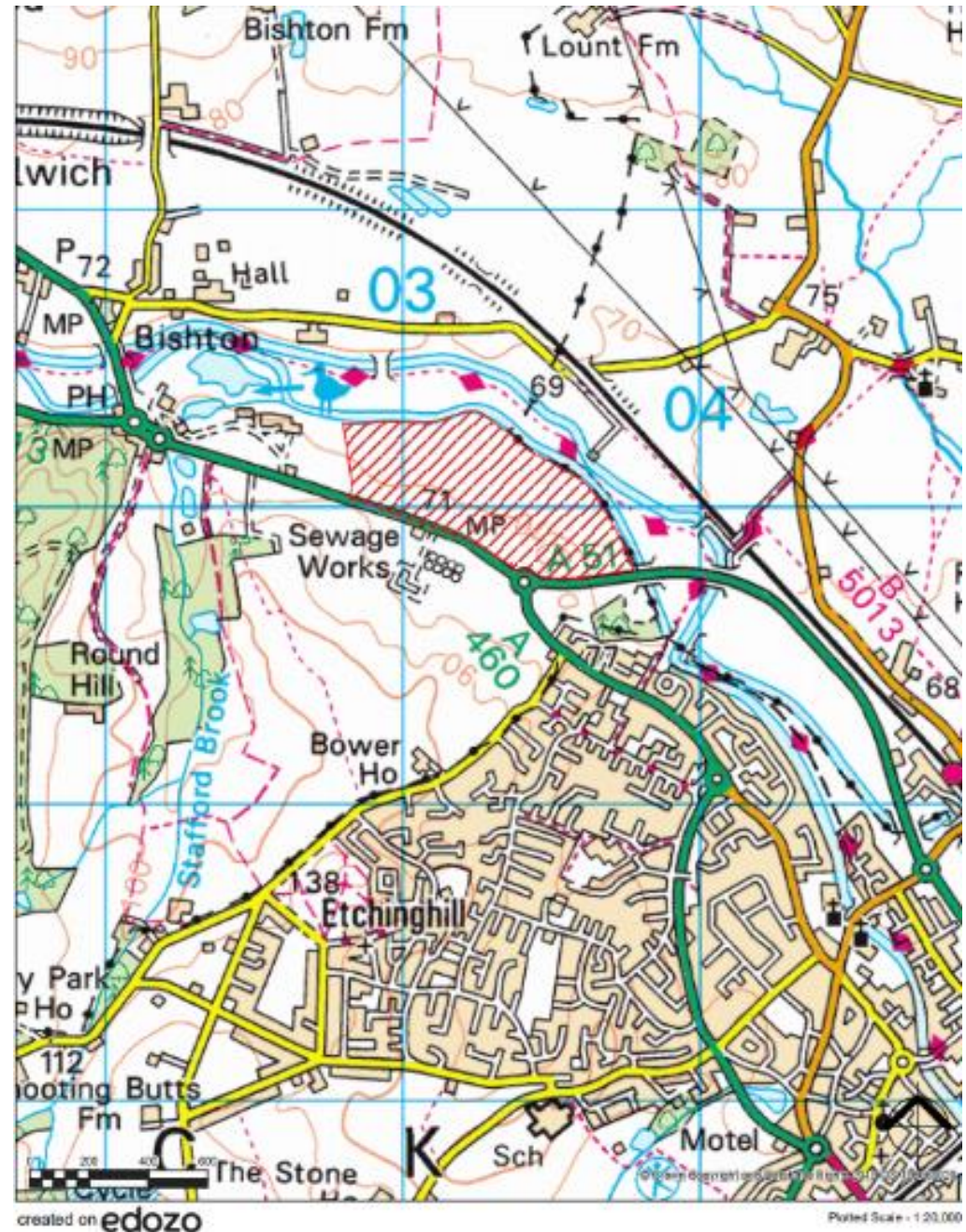
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Viewing

The land may be viewed at any time in daylight hours when in possession of a copy of these particulars.

Please note Hinson Parry & Company nor the proprietors accept any responsibility for any loss or injury caused whilst carrying out a site visit.

Location Plan



PROPERTY MISDESCRIPTIONS ACT 1993; PLANS SCHEDULES AND DETAILS

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