

## FOR SALE BY PRIVATE TREATY



### **SPRINGFIELD FARM AND STABLES CRESSWELL ROAD, HILDERSTONE, NR STONE, STAFFORDSHIRE, ST15 8RF**

A gently sloping pasture field extending to 6.30 acres easily accessible from the roadway between Cresswell and Hilderstone. The field is all down to grass and has recently been upgraded by the substantial addition of post and rail fencing and construction of hard surfaced roads.

Planning Permission exists for the construction of new stables to replace those currently existing.

The sale of this field offers a rare opportunity to acquire a good sized field suitable for small scale farming or equestrian usage.

**OFFERS ARE INVITED IN EXCESS OF £200,000**

## Directions

The land fronts the road from Hilderstone to Cresswell and Draycott and is identified by the Agents For Sale Board.

## Services

Mains, water and electricity are connected to site with ducting installed for the installation of services. A Klargester sewage digester has been installed adjacent to the concrete pad.

## Planning Permission

Planning Permission has recently been granted for the construction of a replacement stables comprising 3 loose boxes and a tack room. The concrete pad has been laid for this and ducting is in place for services.

Planning Permission was granted in 2021 for change of use to a Menage and this has been installed. It requires a top surface to the purchasers requirements and fencing.

Planning Permission has recently been refused for a further shed for feed stuffs but it is suggested that with the field in use and consideration given to the size of the unit that a revised application, may be successful.

It is noted that a former tenant had a caravan on the land which was used for temporary purposes which was acceptable to the Planning Authority. The Klargester and the service ducting have been installed in anticipation of this.



## Viewings

Viewing is strictly by appointment with the agents Hinson Parry & Company, Reward House, Diamond Way, Stone Business Park, Stone, Staffordshire, ST15 0SD Telephone 01785 850866 by email [info@hinsonparry.co.uk](mailto:info@hinsonparry.co.uk)

Please note that neither Hinson Parry & Company, nor the proprietors, accept any responsibility for any loss or injury caused while carrying out a site visit.



### **Selling agents notes**

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