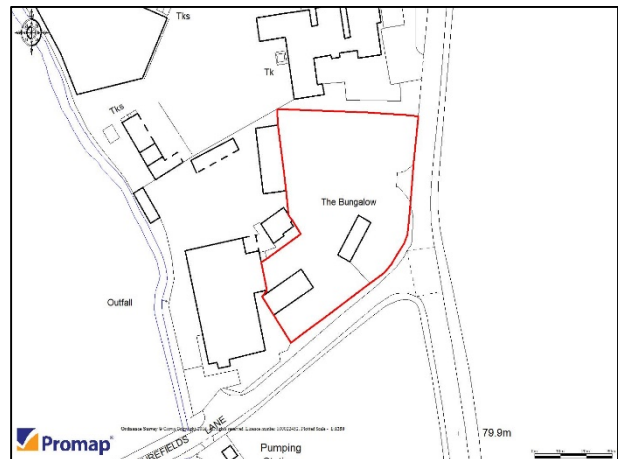
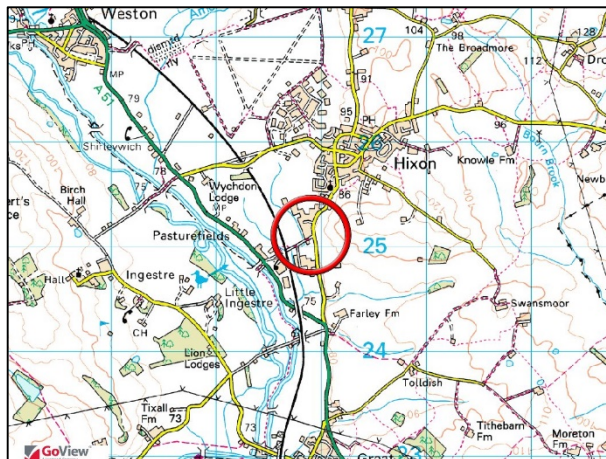
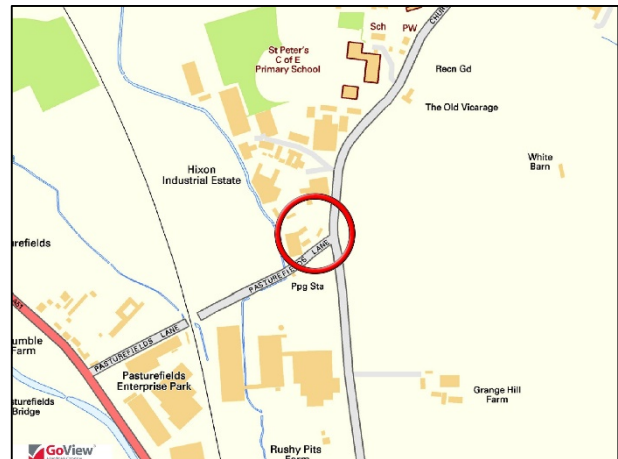




Residential/Industrial Land For Sale in Hixon, Stafford



- **Land at Pasturefields Lane (known as The Bungalow), Hixon, Stafford, Staffordshire, ST18 0TH**
- **0.89 acres (0.36 hectares)**
- **Long-established employment area**
- **Planning consent for a single dwelling house**
- **Previous planning consent for the erection of industrial units**

LOCATION

The property is situated on the north side of Pasturefields Lane at its junction with Church Road and on the southern fringe of Hixon, a large village located approximately seven miles north-east from Stafford and Junction 14 of the M6 Motorway.

The A51 trunk road links Hixon with Rugeley six miles to the south-east and with Stone about seven miles to the north-west. Uttoxeter is approximately nine miles distant to the north-east.

Hixon has been extensively developed as a manufacturing and distribution base with companies established in the area including Cox Long, Bibby, Broadcrown Engineering and Classeq Glass and Dishwashing Systems.

The immediate vicinity is dominated by commercial and industrial users with a school nearby but the land is otherwise some distance from any housing development.

DESCRIPTION

The property consists of an area of level irregular-shaped land with some undergrowth and tree cover and containing a currently vacant brick and tile bungalow and a semi-derelict building previously used for low level storage.

The site extends to 0.89 acres (0.36 hectares), has boundaries in hedging and timber panel fencing and a driveway vehicular access from Church Road via a metal swing gate.

Planning consent subsists for the erection of a single dwelling but a previous now-expired outline permission allowed for development of the site for industrial units. A re-application would be necessary in this case.

DIMENSIONS (all dimensions and areas referred to in these particulars are approximate)

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
Average Width	283	77.14	-	-	-	-
Average Depth	154	46.94	-	-	-	-
TOTAL SITE AREA	-	-	4,308	3,602	0.89	0.36

SERVICES

Prospective purchasers should make their own enquiries of the various service providers.

TOWN PLANNING

Planning Consent No. 11/16367/EXT, issued by Stafford Borough Council on the 29th February 2012, granted an extension of time in respect of permission No. 01/10937/FUL but this has now expired and would require a re-application. The original permitted development was for four general industrial units in two buildings for B2 (General Industrial) purposes as defined under the Town and Country Planning (Use Classes) Order 1987.

Planning Consent No. 15/22707/FUL, issued by Stafford Borough Council on the 28th October 2015, currently applies and granted outline permission for the development of a single four-bedroomed dwelling subject to various conditions.

Copies of the relevant consents will be provided on request.

PRICE

Offers in the region of **£225,000**, exclusive of VAT if applicable, are invited for the benefit of the freehold interest in the site.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the transaction, together with any Stamp Duty and VAT due thereon.

VIEWING

The site is easily identified and can be inspected from the roadside at any time.

The land is understood to be freehold and is offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitors during pre-contract enquiries.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

BP/3933

04/12/15