

0.62 ACRES OF AMENITY LAND SHAY LANE

| ADBASTON | STAFFORD | ST20 0QB

For sale by Public Auction on 27th November 2026.

**Auction Guide Price £15,000 - £20,000 **

0.62 acres of amenity land in a quiet rural location with potential for alternative uses, subject to obtaining the necessary planning permissions and any other relevant consents.

Auction Guide Price £20,000

KEY FEATURES & DETAILS

- **For sale by Public Auction 27th November 2026**
- **0.62 acres of amenity land**
- **Peaceful rural location**
- **Good access via nearby rural road**
- **Well established manageable size**

DESCRIPTION

A parcel of land extending to 0.62 acres in a well-sized, manageable square block. The land is located in the rural countryside of Staffordshire in close proximity to the village of Adbaston as well as larger towns including Newport and Stafford. Access is just off Shay Lane, a rural road via a bridleway. The land itself is relatively flat and provides an excellent opportunity for grazing, equestrian or future alternative uses, subject to planning when required.

DIRECTIONS

From the nearest town Newport, take the A519 out of Newport towards Stafford for 1 mile to the village of Forton. Once there, turn left down Shay Lane and follow for 3.1 miles to a Shropshire Canal bridge. Continue under the bridge for another 800 meters and the land will be located on your left.

What3Words: ///awaiting.ruby.clef

VIEWING

At any reasonable daylight hours with a copy of these particulars in hand.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

LOCAL AUTHORITY

Staffordshire County Council, 1 Staffordshire Place, Tipping Street, Stafford, ST16 2DH

PLANS, AREAS & SCHEDULES

These are based on the more recent Ordnance Survey ProMap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied themselves as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

SERVICES

We understand that there are no services currently connected to the land.

VENDORS SOLICITOR

The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors' solicitors prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.
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METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 27th November 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm.
The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

TENURE

The land is sold Freehold with vacant possession upon completion.

SOLE AGENT

Charlotte Hurley BSc (Hons)MRICS
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GUIDE PRICE/RESERVE

Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium. This is additional to the purchase price, is payable on the day of the auction, and is price structured as follows:
Sale price of £25,000 or more: 3.5% plus VAT, subject to a minimum fee of £4,000 plus VAT.
Sale price of £24,999 or less: fixed fee of £2,000 plus VAT.
This will apply if the land is sold before, at or after the Auction.

BIDDING ON BEHALF OF ANOTHER PARTY

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.




Grovehill
Farm House



Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning and development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.

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The Property Ombudsman

Halls 1845

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.