



Land at Hayfield Hill Road
Gentleshaw Common, Rugeley



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Gentleshaw, Rugeley

WS15 4RU



4.76 ac

An opportunity to purchase approximately 4.76 acres (1.93 hectares) of grassland, with roadside access.

**For sale by public auction at 3pm on Wednesday 1st May 2024 at the Paddock Pavilion,
Uttoxeter Racecourse , ST14 8BD**

Auction Guide Price:

£80,000



Penkridge Office - 01785 716600



penkridge@bagshaws.com

Description:

Land at Hayfield Hill Road offers the opportunity to purchase a single parcel of grassland situated within an attractive quiet location against the backdrop of Gentleshaw Common. The land benefits from good access directly off Hayfield Hill Road and fantastic connectivity to an abundant network of bridleways. The land extends to approximately 4.76 acres (1.93 hectares), being partially intersected by the Shaw Brook and suitable for grazing and mowing. The perimeter of the parcel is enclosed by sheep netting fencing and mature hedgerows, with hedgerow trees.

Location:

The land is rurally located on the edge of the villages of Cannock Wood and Gentleshaw. It is situated approximately 2 miles from Burntwood and 6 miles from both the Cathedral City of Lichfield and town of Rugeley.



Directions:

From Rugeley, take the A51 south past Rugeley Power Station and stay on the A51 for approximately 3 miles. At the village of Longdon, take the 2nd right turn onto Borough Lane. Continue on Borough Lane for approximately 1 mile, to the T junction with Horsey Lane. Turn left onto Horsey Lane and continue along the road for about 1.5 miles, as it merges into Thorleys Hill then Malthouse Road then School Lane, following signs for Gentleshaw. Take the right turn at the crossroads immediately after Gentleshaw Primary School, onto Redmoor Road. Continue on Redmoor Road for approximately half a mile until the T junction. Turn right at the T junction onto Hayfield Hill. The land is located on the right hand side, accessible via a gated entrance as indicated by our 'For Sale' board.

What3words: ///fence.parent.flag

Services:

The Land is sold with no mains services. There is a natural water supply.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights:

The sporting and mineral rights are included with this property. We understand the timber rights are included as far they exist.

Viewing:

The land may be viewed unaccompanied within daylight hours, while in possession of a copy of these particulars.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Wednesday 1st May 2024 at The Paddock Suite, Uttoxeter Racecourse, ST14 8BD.

Rights of Way, Wayleaves and Easements:

We are not aware of any public rights of way that cross the property.

The property is sold subject to and with the benefit of all rights of way both public and private, wayleaves, easements and other rights whether or not specifically referred to.

Vendor's Solicitors:

Ansons Solicitors, St Mary's Chambers, 5-7 Breadmarket Street, Lichfield, WS13 6LQ

Neil Faunch

E: nfaunch@ansons.law T: 01543 267191

Local Authority:

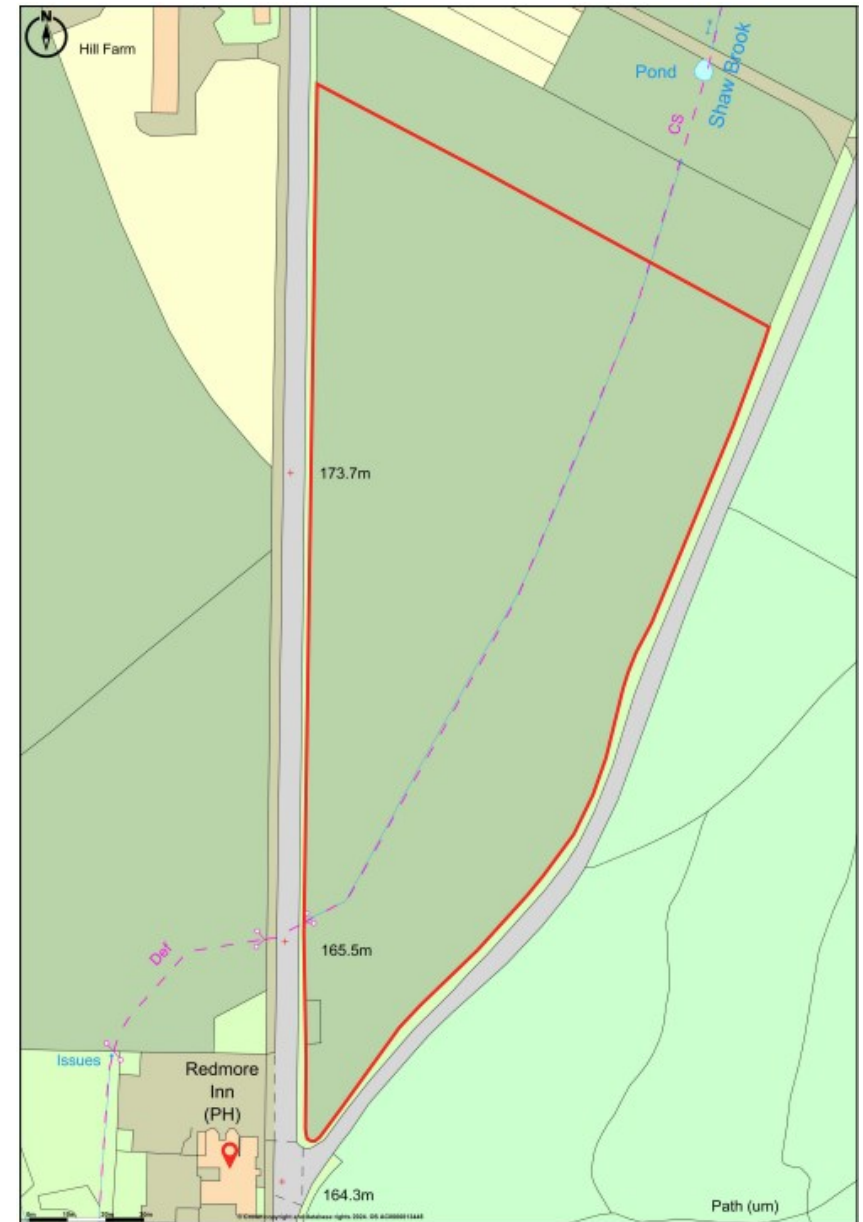
Lichfield District Council House, Frog Lane, Lichfield, Staffordshire, WS13 6YU

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500 + VAT (£600 inc. VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.





Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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