



Land opposite Gorse Farm

Stonnall, Walsall



Land opposite Gorse Farm

Lazy Hill, Stonnall, Walsall, WS9 9DS



3.11 ac

An exciting opportunity to purchase 3.11 acres (1.260 hectares) of grassland paddocks, benefitting from gated roadside access, near to the village of Stonnall and town of Aldridge.

**For Sale by Public Auction at 3pm on Wednesday 23rd October 2024
at the Paddock Pavillion, Uttoxeter Racecourse, ST14 8BD**

Auction Guide Price: £70,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

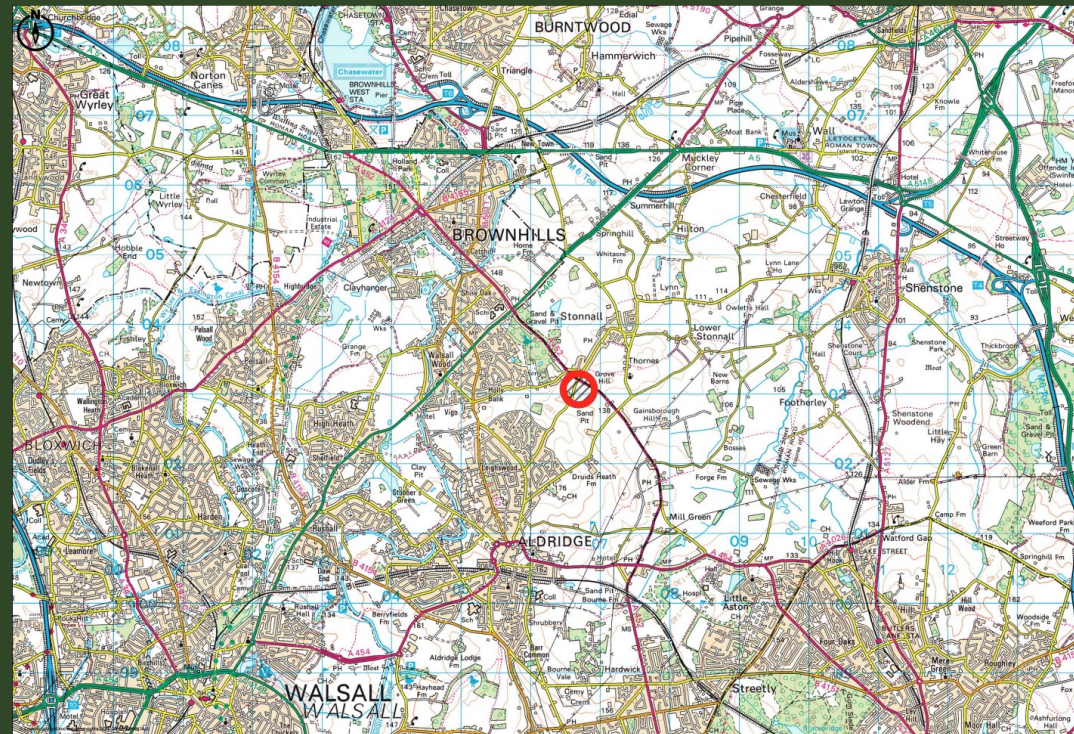
Description:

The land opposite Gorse Farm offers an excellent opportunity to acquire 3.11 acres (1.260 hectares) of appealing grassland paddocks, occupying a semi-rural setting, nearby to the village of Stonnall (1 mile), on the outskirts of Aldridge (1 mile).

Access is taken to the land directly from Lazy Hill Road via the roadside gateway. The land is separated into two paddocks by post and rail fencing, with a field shelter to its north-west corner and a natural water supply along part of its western boundary, north of the entrance gateway. The perimeter of the land is enclosed by mature hedgerows and sheep netting fencing.

Location:

The land benefits from good proximity to other nearby towns such as, Brownhills (2 miles), Burntwood (4.5 miles) and Shenstone (3 miles). The Cathedral City of Lichfield is just 6 miles away. The land benefits from good connectivity to major arterial road networks such as the A5, M6 and M6 toll.



Directions:

From the Muckley Corner roundabout on the A5 (Watling Street), take the exit onto the A461 (Walsall Road) heading south. Continue for 2 miles to the crossroads and then turn left onto the A452, following signs for M6 South. Stay on the A452 for approximately 1 mile and then take a right turn onto Lazy Hill Road. The land can be found on the left hand side after approximately 150 yards, as indicated by our "For Sale" sign.

What three words: talked.snaps.shakes

Services:

We are not aware of any mains services being connected to the land.

Prospective purchasers must make their own enquiries as to the availability and suitability of all services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

The sporting and timber rights are included in this sale as far as they exist on the land.

Viewing:

Viewings can be undertaken at any reasonable time in daylight hours while in possession of a set of these particulars.

Please park responsibly and be respectful while walking the land.

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, wayleaves and easements whether or not they are described in these particulars.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Wednesday 23rd October 2024 at the Paddock Pavillion, Uttoxeter Racecourse, ST14 8BD.

Vendor's Solicitors:

Moseleys Solicitors, Crompton House, Bore Street, Lichfield, Staffs, WS13 6LL

T: 01543 414100

Local Authority:

Walsall Council, The Civic Centre, Darwall Street, Walsall, WS1 1TP

T: 01922 650000

Money Laundering Regulations:

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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