



Land at Blunts Hollow,
Burton-On-Trent



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Burton-On-Trent

DE13 8RA



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1.73
acre(s)

An excellent opportunity to acquire approximately 1.73 acres of pastureland, available for sale, located on the outskirts of the highly desirable location of Hoar Cross. Tender closing date 11/06/25

Price Guide

£50,000



Ashbourne - 01335 342201



ashbourne@bagshaws.com

Description

The sale offers an excellent opportunity to purchase a parcel of pastureland ideally suited for a mixture of both grazing and mowing purposes for both agricultural or equestrian buyers alike. The land is located in a sought after part of Staffordshire, benefitting from two roadside access points off Abbots Bromley Road.

Location

The land is located directly off Abbots Bromley Road, west of the village of Hoar Cross, within the county of Staffordshire. The land is situated close to the Cathedral City of Lichfield (11 miles) and the market town of Uttoxeter (9 miles), with good connectivity to major arterial roads such as the A515 and A38.

Directions

From Lichfield, take the A515 towards Kings Bromley. Pass through the villages of Kings Bromley and Yoxall. On leaving Yoxall take the first left when the road forks at Woodmill Bridge following signs to Hoar Cross.

At the Woodmill Farm junction where five roads meet, keep half left proceeding on to Maker Lane and continue for approximately 2.5 miles. Past Hoar Cross Hall, turn left at the T-Junction onto Abbots Bromley Road towards Abbots Bromley and proceed for approximately 0.5 miles. The land is located on the left hand side identified by our 'For Sale' board.

The Land

The land extends approximately 1.73 acres (0.699 hectares) comprising a single parcel of gently sloping pastureland. A small area of amenity coppice woodland is situated on the southern boundary of the parcel. The land is bounded by a mixture of mature hedgerows and stockproof post and rail or post and wire fencing.

With two roadside gateways leading to the land, it also benefits from a large pull-in adjacent to one of the gateways. There are two small timber sheds in situ formerly used for storage and stabling but in need of repair.

Services

There is mains water connected to the field. Prospective purchasers must satisfy themselves as to the availability and suitability of any other services.

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights

It is understood that these are included in the sale as far as they exist.

Viewing

The land may be viewed at any reasonable time when in possession of a copy of these particulars.

Rights of Way, Wayleaves and Easements

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.

Overage Clause

The land is sold subject to an overage clause for a period of 25 years at 25% uplift over the agricultural value triggered on the implementation of or the disposal of the property with planning permission for any non-agricultural or non-equestrian development.

Method of Sale

The land is offered by Informal Tender, with all tender forms to be submitted and received by Bagshaws Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by Wednesday 11th June 2025 at 12 Noon.

Vendor's Solicitors

Nigel Davis, 58 High Street, Uttoxeter, ST14 7JD

Hannah: (hannahfolds@agriculturalsolicitors.co.uk)

Local Authority

East Staffordshire Borough Council, Market Place, Burton on Trent, DE14 1HA

Money Laundering Regulations 2017

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. Proof of Identification and Proof of Residence. The documentation collected is for this purpose only and will not be disclosed to any other party.

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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