



## Land at Dark Lane

Longdon, Rugeley, WS15 4QL





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**5.72 acres (2.306 hectares)**

An excellent opportunity to purchase 5.72 acres (2.315 hectares) of attractive grassland, with a brook course within a tree lined valley running along its length.

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For sale by Private Treaty

**Guide Price:** offers in the region of **£175,000**



Ashbourne Office - 01335 342201



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## Description:

A 5.72 acres (2.315 hectares) of amenity land with far reaching views in the attractive area of Longdon. With a brook course running off Cannock Chase, this property boasts a diverse landscape, including open grazing land, a wooded valley and sweeping views.



# General Information

The land comprises two grazing fields either side of the brook which runs all year round and is spring fed. This runs approximately along its length, with the outer perimeter being well fenced with either mature hedging or recently upgraded post and wire fencing.

## Directions:

To reach the land at Dark Lane from Lichfield, head northwest on the A51 towards Rugeley. Continue on the A51 for approximately 5 miles. At Longdon, turn left onto Borough Lane. After approx. 0.7 miles, take the 2nd left turn into Dark Lane, where there is a small triangle of grass at the junction. The land is situated at the end of Dark Lane on the right, just before the bollards, opposite Dark Lane Farmhouse.

There is a second gateway into the land onto Dark Lane, a short distance beyond the bollards at the southern end of Dark Lane.

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## Location:

The land is situated just before the point where bollards block further use of Dark Lane, so there is very limited passing traffic along Dark Lane. The land occupies an elevated position at its western end, with far reaching views over the surrounding countryside and the Trent Valley area. The location offers nearby country walks, such as an 8 min walk to the George's Hayes nature reserve, offering one of Staffordshire's best ancient woodland sites, beyond which is Cannock Chase Area of Outstanding Natural Beauty. The Land is also close to good road network links, being a short drive from the A51, A515, A38 and M6 Toll road. Lichfield has two train stations (6 miles) which provides a regular service to London Euston and Crewe. The Cathedral City of Lichfield is only 5 miles distant.

## Services:

There are no mains services. The watercourse provides a fresh water supply directly from Cannock Chase.

## Tenure and Possession:

The land is sold freehold with vacant possession.

## Sporting , Mineral and Timber Rights:

The sporting rights and the mineral rights are assumed to be included with the sale, however this should be verified by the purchaser's legal advisors. Timber rights are included within the sale as far as they exist on the property.

## Viewing:

By Appointment only. Please contact our Ashbourne office to book a viewing on 01335 342201 .

## Rights of Way, Wayleaves and Easements:

The gateway onto Dark Lane, in the north eastern corner of the land, is shared with the adjoining field. A right of way will be granted to the purchaser to access the field gateway, over the short distance to Dark Lane. Whilst we are not aware of any public rights of way, 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.

The keys for the bollards on Dark lane can be made available to the purchaser, to provide access if required.

## Method of Sale:

Private Treaty

## Vendor's Solicitors:

Ansons Solicitors , Lichfield.

## Local Authority:

Lichfield District Council, Frog Ln, Lichfield WS13 6YY

Tel: 01543 308000

## Money Laundering Regulations:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

## Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

## 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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