Land and Building off Woodhouses Lane

Burntwood, Staffordshire

BAGSHAWS EST. 1871
Land • Property • Livestock

Land and Building off Woodhouses Lane

Burntwood, WS7 9DR

11.87 ac

A unique opportunity to purchase a strategically located parcel of arable land with a steel portal framed general purpose agricultural building, extending in all to 11.87 acres (4.803 hectares) benefitting from gated roadside access off Woodhouses Lane, near to Burntwood.

What3Words///glare.slowly.lately

Guide Price: £325,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com

Description:

An excellent opportunity to purchase a 11.87 acres (4.803 hectares) single parcel of arable land boasting an enclosed steel portal framed building on its eastern elevation. The land has been reseeded to grass and is within an arable rotation. The land is adjoined by residential houses to it's northern and eastern boundaries.

The barn is situated to the eastern boundary of the property, enclosed with post and rail fencing. The building extends to four bays by two bays with roller shutter door, enclosed with 2m high precast concrete walls with profile metal sheeting above.

General Information

Directions:

From Lichfield, head south west on Walsall Road for approximately 1.5 miles, then at the roundabout take the second exit onto the A5190. Continue for 1.8 miles and turn right onto Woodhouses Road. At the end of the road, turn left onto St Matthews Road. Continue for approximately 0.7 miles, then turn left onto Woodhouses Lane. The land is located approximately 200 metres up the Lane on the left-hand side as indicated by our 'For Sale Board'.

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Location:

The land and building are located only 1.3 miles from the town of Burntwood with access off Woodhouses Lane. The land is in close proximity to good road network links such as the A5190, M6 Toll and the A38.

Services:

The land is not connected to mains water or electricity but it is understood to be in close proximity. Prospective purchasers must make their own enquiries in relation to the availability and suitability of all services.

Overage:

The property is sold subject to an existing overage clause expiring in February 2046 in favour of a previous owner, reserving 30% uplift over the agricultural base value, triggered on the implementation of or the disposal of the property with planning permission for any development.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting, Mineral and Timber Rights:

The sporting rights and the mineral rights are understood 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:

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

Rights of Way, Wayleaves and Easements:

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.

Method of Sale:

The property is offered For Sale by Private Treaty.

Local Authority:

Lichfield District Council

20 Frog Lane, Lichfield, WS13 6YY

Tel: 01543 308000

Vendors Solicitors:

Bowcock and Pursail Solicitors, 9-11 Carter Street, Uttoxeter, ST14 8HE

T: 01889 598888

Money Laundering Regulations:

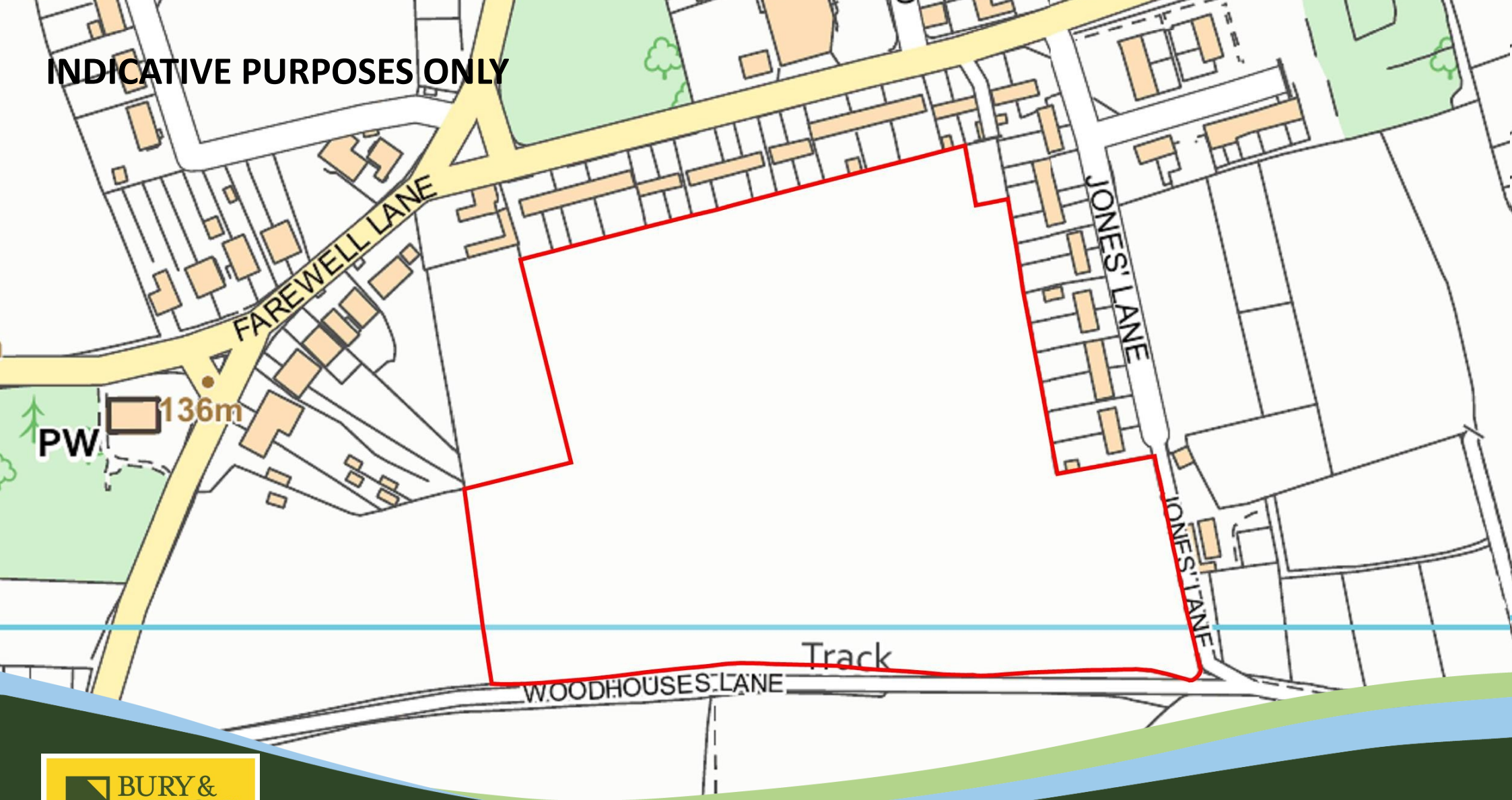
Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. Proof of Identification and Proof of Residence. The documentation collected is for this purpose only and will not be disclosed to any other party.

Mobile Network Coverage:

The Land is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

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.



BURY & HILTON
Part of the Bagshaws Partnership

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