



Land and Building off Jones' Lane
Burntwood, Staffordshire



Land and Building off Jones' Lane

Burntwood, WS7 9DR



12.85 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 12.85 acres (5.199 hectares) benefitting from gated roadside access off Jones' Lane, near to Burntwood.

What3Words///glare.slowly.lately

For Sale by Public Auction at 3pm on 21st September 2026 at Bakewell Land & Property Auction The Agricultural Business Centre, Bakewell, DE45 1AH

Auction Guide Price: £325,000 - £350,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

An excellent opportunity to purchase a 12.85 acres (5.199 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 its northern and eastern boundaries.

The barn is situated to the eastern boundary of the property, enclosed with post and rail fencing with a hardcore drive of Jones' Lane. 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 0.3 miles, then turn left onto Jones' Lane. The land is located at the end of the track on the right-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 Jones' Lane and Woodhouse 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 by Public Auction at Bakewell Land & Property Auction at 3pm on 21st September 2026, The Agricultural Business Centre, Bakewell, DE45 1AH.

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:

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 and 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 otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

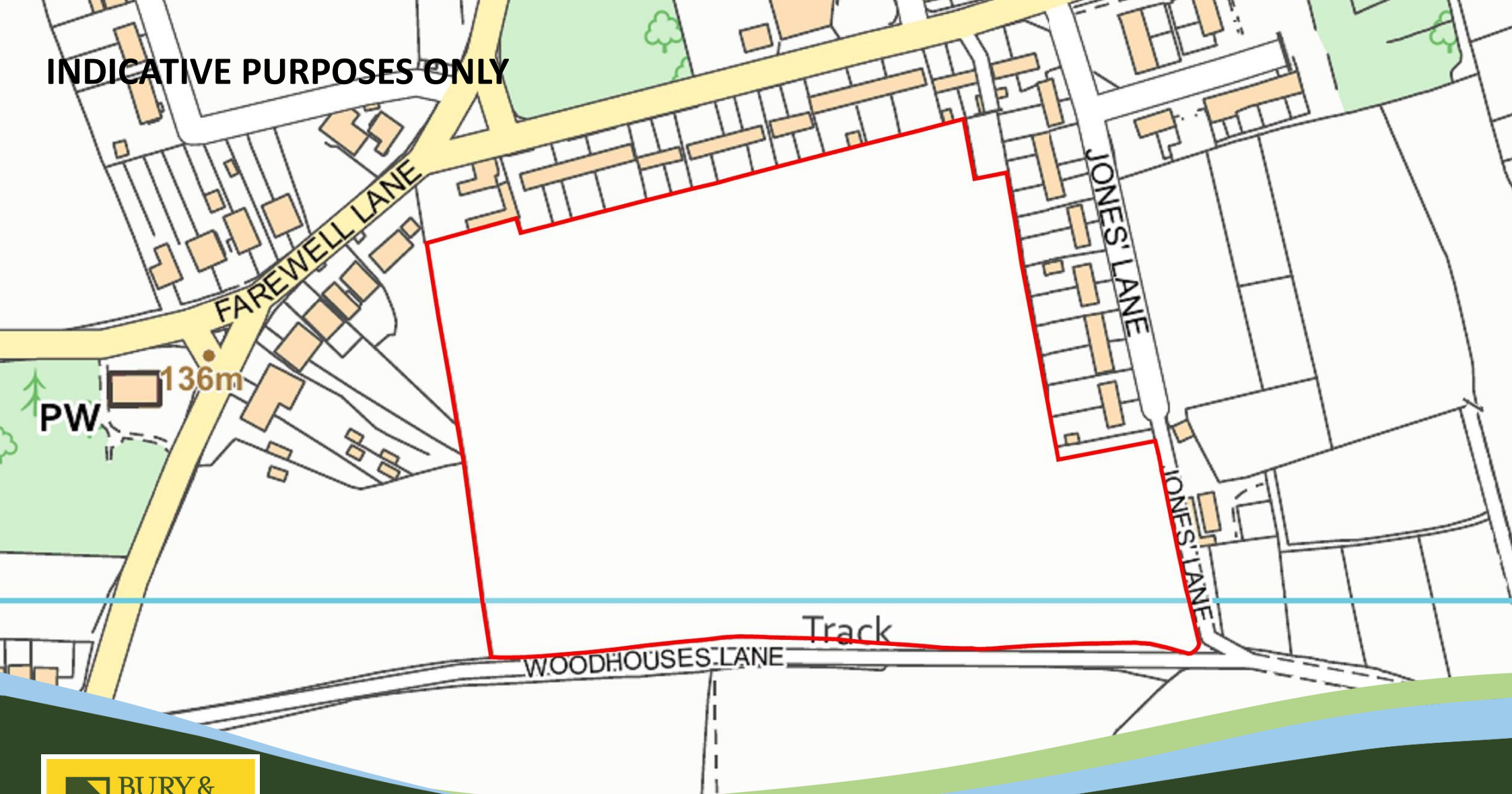
Mobile Network Coverage:

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.

INDICATIVE PURPOSES ONLY



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