



Building Plot at Pipehill

Lichfield



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Walsall Road
Pipehill
Lichfield
WS13 8JW



**0.67
acres**

An exciting opportunity to purchase a generous building plot with planning permission for the demolition of an existing bungalow to construct a two-storey detached executive home, also boasting approval for a detached triple garage with large workshop and summer house.

The property is conveniently located close to the Cathedral City of Lichfield and yet within a rural setting being surrounded by open countryside.

What3Words///miles.tulip.these

For Sale by Public Auction at Bakewell Land & Property Auction at 3pm on 21st July 2025, The Agricultural Business Centre, Bakewell, DE45 1AH

Auction Guide Price: £450,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Description

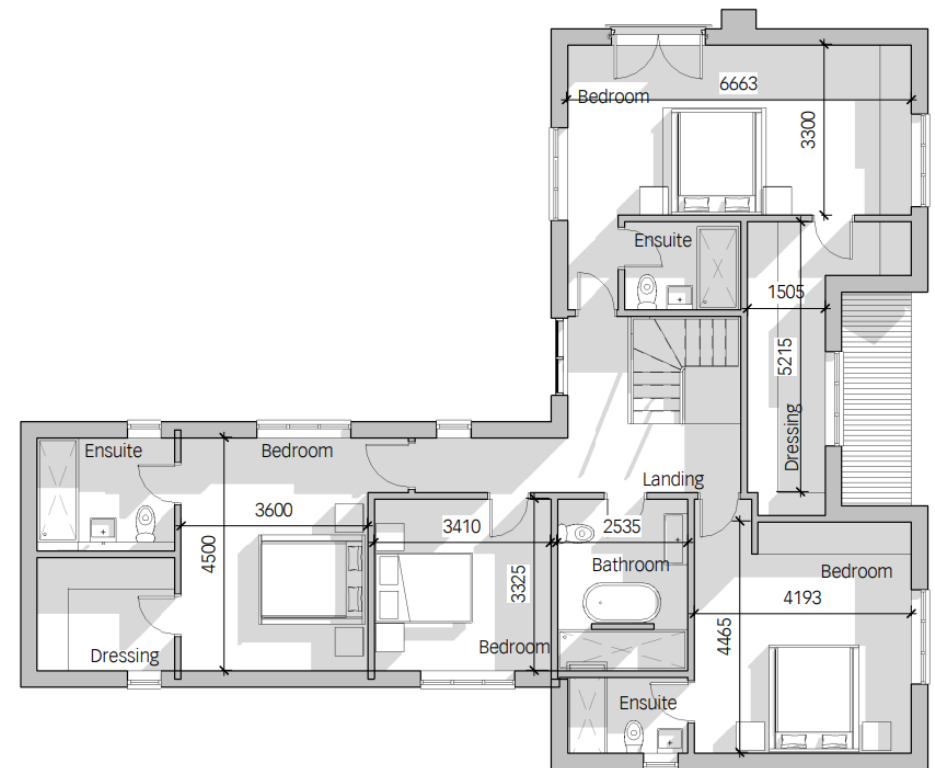
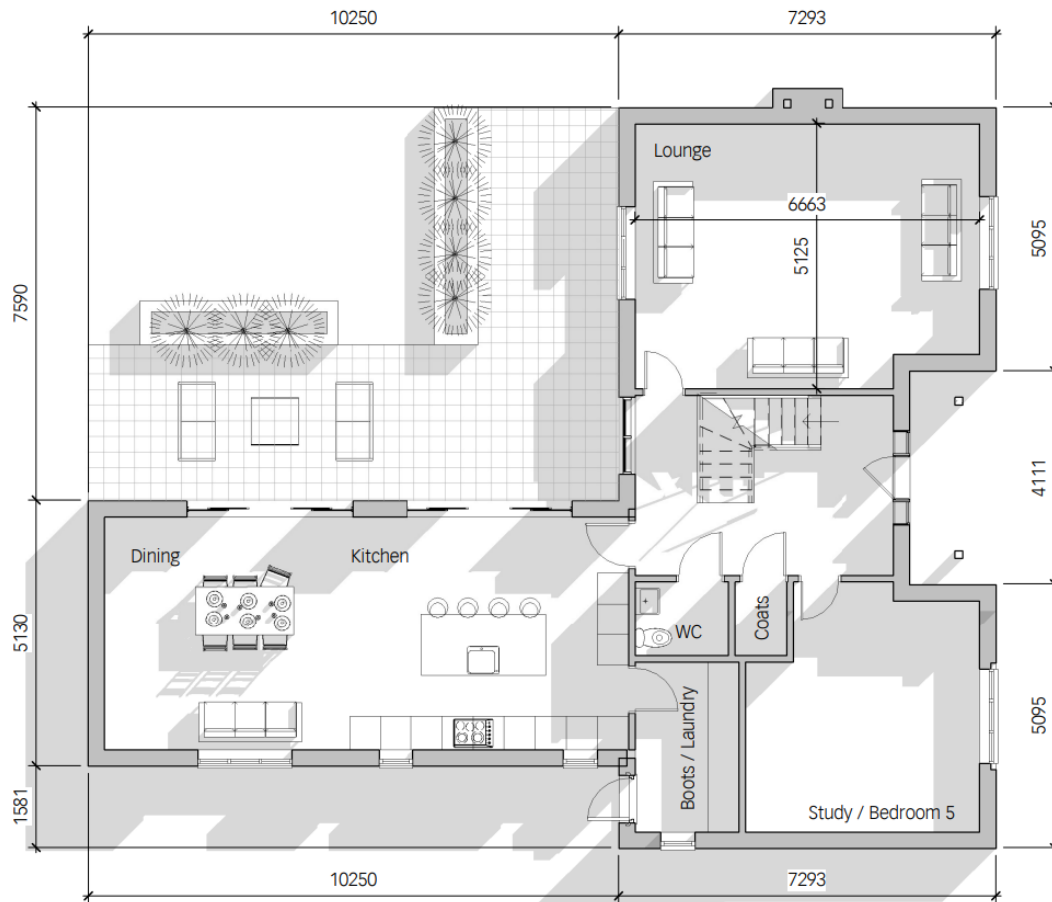
An excellent development opportunity to create an impressive four bedroom family home in a large plot, extending to 0.67 acres (0.272 hectares), providing ample space for parking and extensive gardens. The approved design also includes consent for a detached triple garage with large workshop and a summer house.

The ground floor layout of the proposed dwelling provides an open plan kitchen dining space, with utility room conveniently situated off, separate family lounge, home office, spacious hallway, downstairs W/C and cloak room. The first floor boasts a family bathroom and four double bedrooms, two with dressing rooms and three having their own ensuites.

The proposed 'L' shaped garage and workshop building provides a superb ancillary space to the main house with potential for multiple uses.

Location

The property is situated on the Walsall Road just over 1.5 miles from the centre of Lichfield. This is a prominent and extremely convenient semi rural setting providing easy access to the comprehensive facilities available within the Cathedral City, whilst also being just 1.3 miles from the A5 at Muckley Corner and 3.5 miles from the M6 Toll Road.



General Information

Directions:

From the A5, south of Lichfield and from the Muckley Corner roundabout, follow the Walsall Road (A461) towards Lichfield. Having crossed the traffic lights after approximately 1 mile, the property is situated on your left, just before the roundabout.

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Advertising Board:

The advertising board at the north end of the plot generates an income. Any available details of this will be made available with the conditions of sale.

Local Planning Authority:

Lichfield District Council

Planning:

The consent was granted on 28th October 2024, by an appeal (24/00001/REF) allowed for application 21/00883/FUL, for 'the demolition of existing house and garage/store; erection of 1no replacement dwelling, garage/outbuilding and summerhouse'.

We advise all interested parties to inspect in full the planning permission documents that are available on Stafford Lichfield District Council planning portal, to make themselves aware of the conditions. Alternatively we are able to email the documents to interested parties.

Services:

There is mains water, gas and electricity connections to the property. Drainage is by way of a septic tank. Prospective purchasers must make their own enquiries in relation to the availability and suitability of all services.

Tenure and Possession:

The property is sold freehold with vacant possession.

EPC – F Council Tax Band – D

Sporting, Timber and Mineral Rights:

It is understood that the Sporting and Timber Rights are included in the sale as far as they exist, however the Mines and Mineral rights are excepted for majority of the property.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale:

The property is offered by Public Auction at Bakewell Land & Property Auction at 3pm on 21st July 2025, The Agricultural Business Centre, Bakewell, DE45 1AH

Solicitors:

Ansons Solicitors, 316-318 Lichfield Road, Mulberry Walk, Sutton Coldfield, B74 2UG. Tel: 0121 716 3716

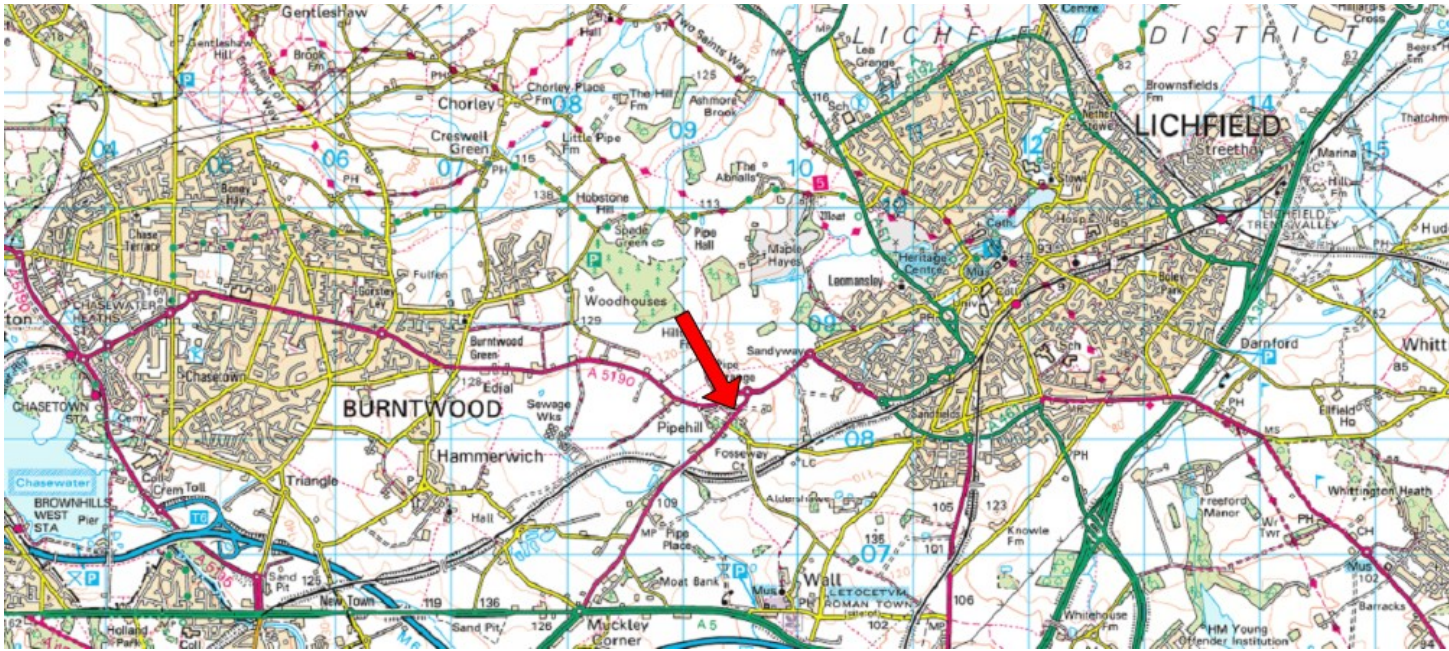
Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property 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.





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.

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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