



# Land off Green Lane, Chorley

Lichfield



## Land off Green Lane

Chorley

Litchfield

WS13 8DH



1.72 ac

An excellent opportunity to purchase a total of approximately 1.72 acres (0.696hectares) of grassland located on the outskirts of the attractive village of Chorley.

### Auction Guide Price:

**£50,000**

#### Description:

An attractive parcel of pastureland located in a sought after part of Staffordshire, suited to either mowing or grazing purposes for both agricultural or equestrian buyers alike. The land benefits from a timber framed field shelter and trailer for hay storage.

#### Location:

The land is situated just outside the village of Chorley approximately 5 miles west of the Cathedral City of Lichfield and approximately 1.8 miles to the north of Burntwood.



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



### Directions:

From Lichfield, head north on the Western Bypass for 1.4 miles, then turn left onto Cross in Hand Lane just before The Hedgehog. Continue for 2.1 miles to Farewell Hall and turn left. Follow the road for 0.9 miles to the crossroads, turn right, then left onto Green Lane. The land is 0.6 miles down the lane on the left, before the next junction, where you will see our For Sale board.

### What3 Words //crown.spoke.towers

### Services:

There is a water trough connected to a mains water supply. We are not aware of any other mains services connected to the land. Prospective purchasers must satisfy themselves as to the availability and suitability of all services.

### Tenure and Possession:

The land is sold freehold with vacant possession.

### Sporting and Timber Rights:

The Mineral, Sporting and Timber rights are included with this property, as far as they exist.

### Rights of Way, Wayleaves and Easements:

The property is subject to an easement for a water and gas pipe crossing the land. The land is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

### Viewing:

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

### Method of Sale:

The land is offered by Public Auction at 3.00 pm on Monday 20th July 2026 at the Agricultural Business Centre, Agricultural Way, Bakewell, DE45 1AH.

### Vendor's Solicitors:

Jonathon Mott  
25 Lombard Street  
Lichfield  
Staffordshire  
WS13 6DP  
Jmott@southwellmott.co.uk

### Local Authority:

Lichfield District Council, 20 Frog Ln, Lichfield, WS13 6HS

### Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

### Money Laundering Regulations:

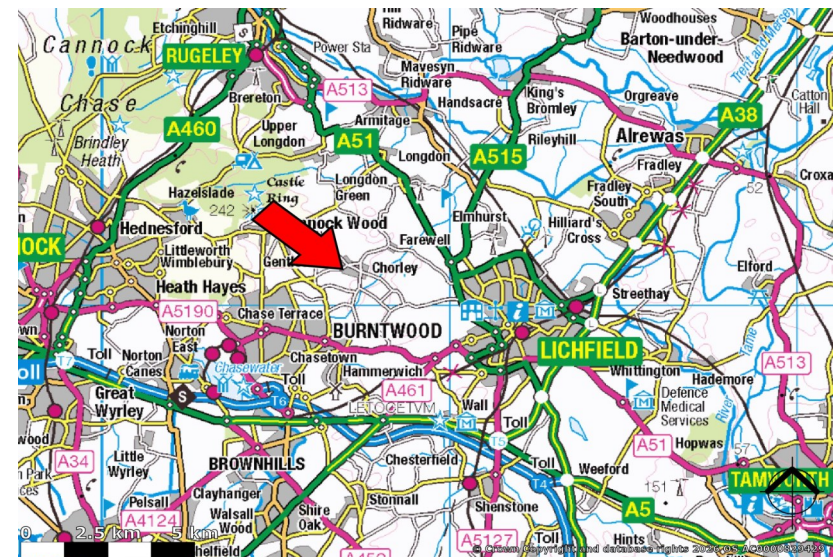
All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction. If you're the successful bidder and/or buyer, proof of funds will be required on the day of the auction, please ensure you have them available.

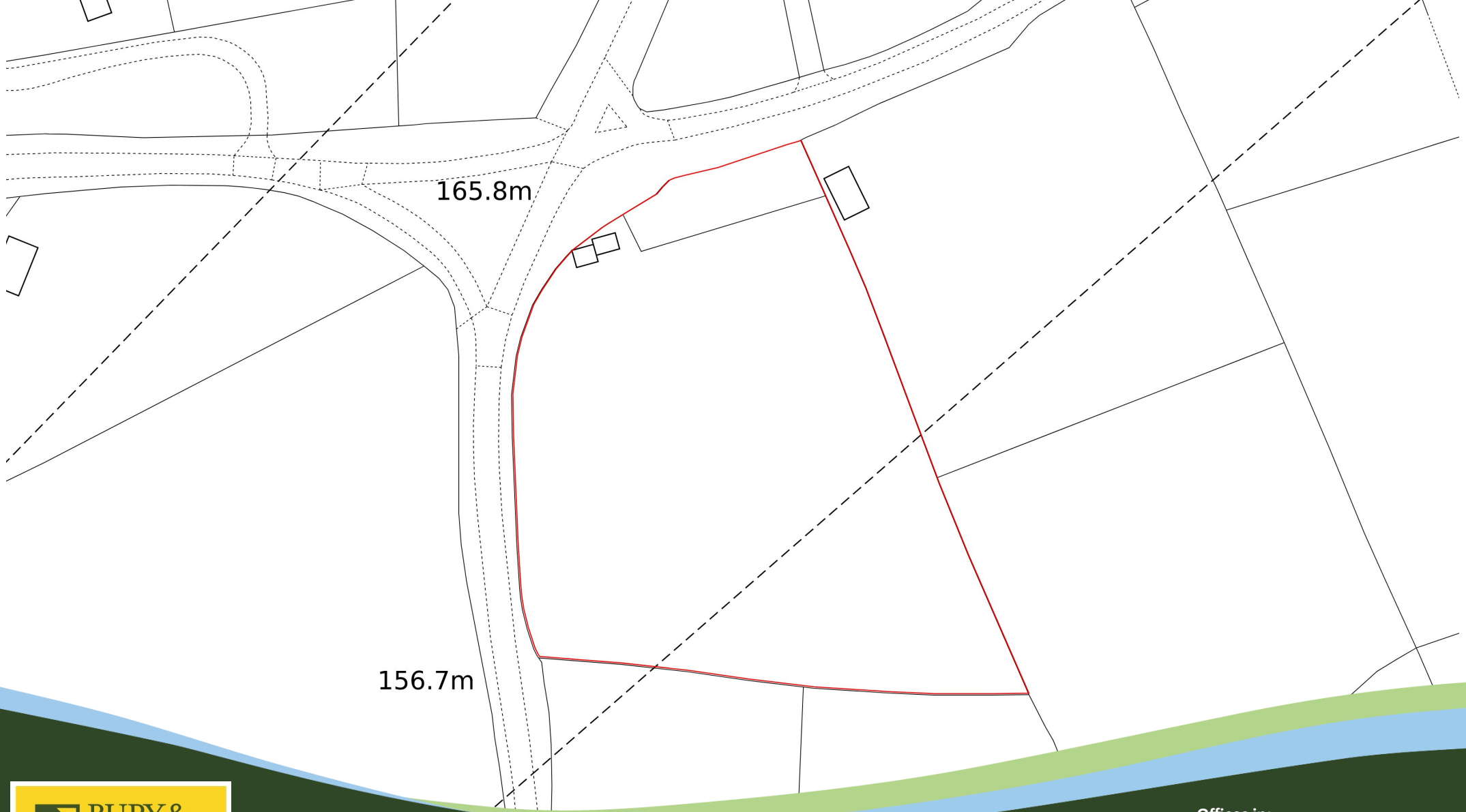
### Deposits and Completion:

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 and proof of funds 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.





**Vine House, Church Street, Ashbourne, DE6 1AE**

**T :** 01335 342201

**E :** ashbourne@bagshaws.com

**www.bagshaws.com**

**In partnership with Bury and Hilton**

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811



RICS



CAAV



OnTheMarket.com

