



Land off Common Side

Gentleshaw Common, Rugeley



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Gentleshaw Common

Rugeley, WS15 4NQ



2.09 acres (0.846 hectares)

An excellent opportunity to purchase 2.09 acres (0.846 hectares) of grassland in two parcels next to Gentleshaw Common and close to the village of Chorley.

What3Words///race.shift.labels

For Sale by Public Auction at 3pm on Monday 19th May 2025

at The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Price: £50,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

The land is perfectly placed for those with equestrian interests, having easy access to an extensive network of bridleways, over Gentleshaw Common and beyond. The access gateway is directly off from the public highway, Common side. The two parcels are well sheltered by mature hedgerow and tree lined boundaries.



General Information

Location:

The land is rurally located on the western outskirts of the village of Chorley and south of Gentleshaw. It is situated approximately 2 miles from Burntwood and 6 miles from both the Cathedral City of Lichfield and town of Rugeley.

Directions:

From Lichfield take the A5190 for 3.7 miles then take the third exit onto Rugeley Road, carry on straight then after 0.2 miles turn left onto Padbury Lane, finally continue straight onto Common side after 0.5 mile the property will be on your right.

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Services:

Prospective purchasers must make their own enquiries in relation to the availability and suitability of all services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting , Mineral and Timber Rights:

The sporting rights are assumed to be in hand and included with the sale, the mineral rights are understood to be excepted, 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:

The land may be viewed within daylight hours when in possession of a copy of these particulars.

Please park carefully and avoid blocking any gateways.

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 3pm on Monday The 19th of May 2025 at The Agricultural Business Centre, Bakewell DE45 1AH

Vendor's Solicitors:

Hand, Morgan and Owen

17 Martin Street

Stafford

ST16 2LF

Local Authority:

Lichfield District Council

Money Laundering Regulations:

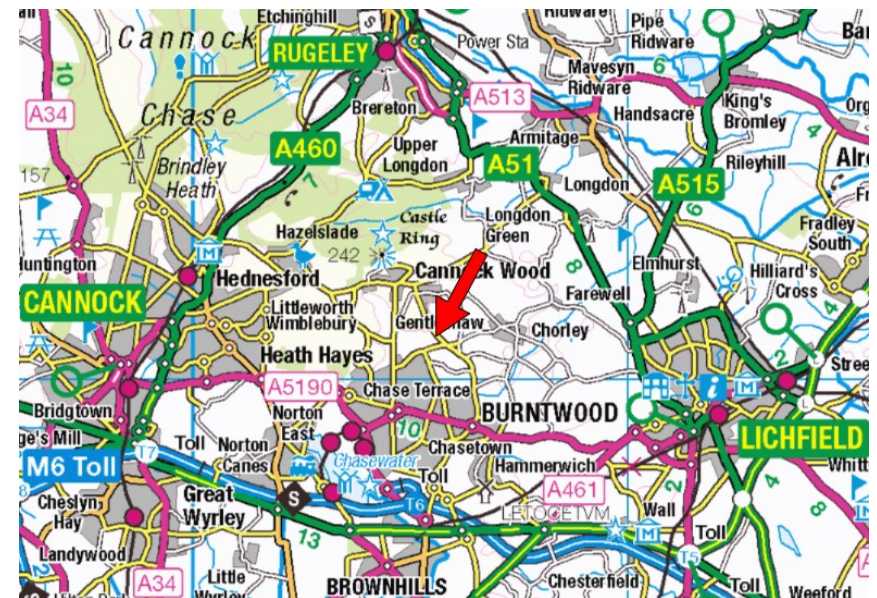
All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

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) 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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