



Land at Fradley Junction

Alrewas



Land at Fradley Junction

Alrewas
Staffordshire
DE13 7DW



5.15 ac

An excellent opportunity to acquire approximately 5.15 acres (2.084 hectares) of versatile pastureland, located in an attractive position adjoining the Trent and Mersey Canal and in close proximity to the popular location of Fradley Junction.

Guide Price:

£150,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

An excellent opportunity to purchase a single parcel of pastureland, suited to a mixture of both grazing and mowing purposes, for both agricultural or equestrian buyers alike, or alternative amenity uses, subject to obtaining the necessary consents. The land is located in a sought after part of Staffordshire, with the land adjoining the canal to its northern boundary and benefitting from roadside access off Hay End Lane.

Location:

The land is located south east of the village of Alrewas, within the county of Staffordshire. The land is situated close to the Cathedral City of Lichfield (6 miles) and the town of Burton upon Trent (11 miles), with good connectivity to major arterial roads such as the A515 and A38.



Directions:

From Lichfield, take the A515 towards Kings Bromley. Proceed through Kings Bromley and Yoxall. After crossing the bridge of the trainline turn right onto Wood End Lane and continue for approximately 2 miles. At the roundabout, take the first exit onto Gorse Lane and continue for approximately 0.5 miles. At the crossroads turn left onto Hay End Lane towards Fradley Junction. The land is located on the right hand side identified by our 'For Sale' board.

Description:

The land extends approximately 5.15 acres (2.084 hectares) comprising a single parcel of level pastureland, lying to the south of the Trent and Mersey Canal. The land is bounded by mature hedgerows to the main and benefits from direct gated roadside access.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Services:

We are not aware of any services connected to the land. Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

Overage Clause:

The property will be sold subject to an overage clause for a period of 20 years at 25% uplift over the agricultural value triggered on the implementation of or the disposal of the property with planning permission for any non-agricultural or non-equestrian development.

Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

Viewing:

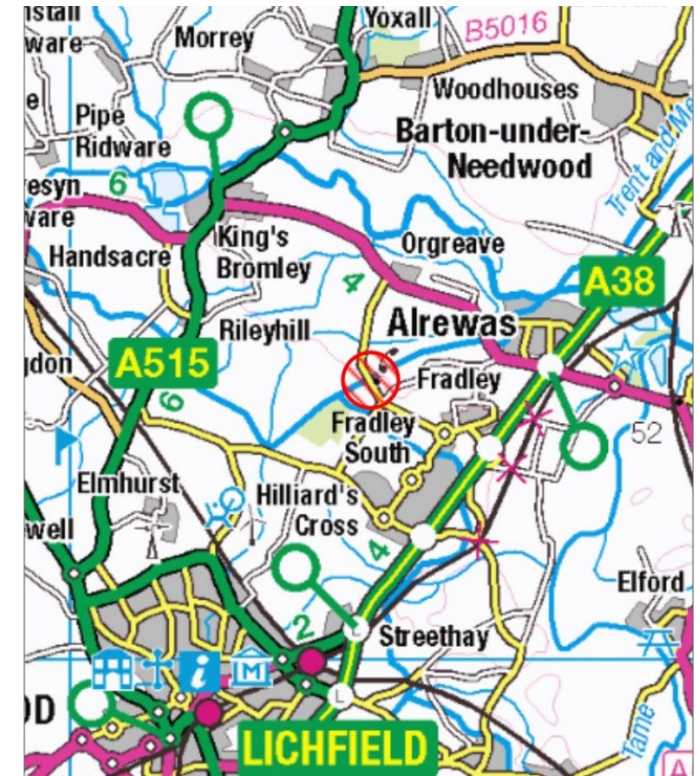
The land may be viewed at any reasonable time when in possession of a copy of these particulars.

Rights of Way, Wayleaves and Easements:

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 land is for sale by Private Treaty.



Vendor's Solicitors:

Fishers Solicitors, Ivanhoe Business Park, Unit R, Ashby-de-la-Zouch, LE65 2AB

Local Authority:

Lichfield District Council, District Council House, Frog Lane, Lichfield, Staffordshire, WS13 6YY

Money Laundering Regulations 2017:

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.

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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