



# Land off Woodhouses Road

Burntwood





**Land Off Woodhouses Road  
Burntwood  
WS7 9EJ**



**4.27 ac**

An opportunity to purchase approximately 4.27 acres (1.726 hectares) of grassland, in a sought after location, enjoying views towards Lichfield Cathedral and benefitting from gated roadside access.

**For Sale by Public Auction at 3:00 pm Wednesday 30th April 2025  
at Uttoxeter Racecourse, Wood Lane, Uttoxeter, ST14 8BD**

**Auction Guide Price : £80,000 - £100,000**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

**Location:**

The land is located on Woodhouses Road in the desirable area of Burntwood, Staffordshire. It is situated in close proximity to the Cathedral City of Lichfield (2.5 miles), with good connectivity to major arterial road, such as A51, A515, A38, A5 and M6 Toll.





**Description:**

This land offers a rare opportunity to acquire a parcel of grassland on the edge of Burntwood with potential for various uses. The land extends to approximately 4.27 acres (1.726 hectares) and benefits from direct roadside gated access off Woodhouses Road. There is easy access from the land to a bridleway which runs parallel the southern boundary but is not included in the title.

The land requires considerable clearance of items to its eastern section and is sold in its present condition. Please contact the selling agents for more information.

**Directions:**

From Lichfield drive east on the A5190 for 2.5 miles then turn right on Woodhouses Road. Continue straight for 0.3 of a mile and the property is on your left as indicated by our For Sale Board.

**WhatThreeWords/// ///smart.trick.opens****Services:**

We are not aware of services connected to the land. 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 and Mineral rights are assumed to be in hand and 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:**

To arrange an appointment please contact the selling agents at the Ashbourne Office of Bagshaws on 01335 342201. Considerable care must be taken when viewing the land due to its condition. Please park carefully.

**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 offered by Public Auction at 3.00pm on Wednesday 30th April 2025 at Uttoxeter Racecourse, Wood Lane, Uttoxeter, ST14 8BD.

**Vendor's Solicitors:**

Somerfield & Co Solicitors  
26a Bird Street  
Lichfield  
WS13 6PR  
01543 258067

**Local Authority:**

Lichfield District Council, Frog Ln, Lichfield WS13 6YY  
01543 308000

**Money Laundering Regulations 2017:**

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.

**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.

**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.





T : 01335 342201  
E : [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)  
[www.bagshaws.com](http://www.bagshaws.com)  
In partnership with Bury and Hilton

**Offices in:**

|           |              |
|-----------|--------------|
| Ashbourne | 01335 342201 |
| Bakewell  | 01629 812777 |
| Buxton    | 01298 27524  |
| Leek      | 01538 383344 |
| Penkridge | 01785 716600 |
| Uttoxeter | 01889 562811 |



RICS



CAAV



OnTheMarket.com



The Property  
Ombudsman

