



**Land**

**Wychnor, near Burton on Trent**



"Poppyfields"  
Lichfield Road  
Wychnor  
DE13 8FH



**4.58 Acres (1.853 Ha)**

An opportunity to purchase a young woodland plantation with grassland  
and some storage buildings next to Willowbrook Farm, Wychnor

For Sale by Private Treaty

Guide Price: In Excess of £50,000



#### Description & Location

This is an unusual block of land which comprises of some woodland planting of mixed species together with open flood meadow grassland and river frontage to the Trent.

There is also a building comprising a Mess Room, Tractor Shed and Storage Shed, the whole has direct vehicle access onto the A38.

It will appeal to those who would like some amenity woodland or pasture with the opportunity to further enhance its potential

What3words : operated.glassware.flashing



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

### Directions:

Proceed to the south on the A38 from Burton on Trent towards Lichfield, after approximately half a mile after the Catholme turning off the A38 the property will be found on the left hand side. It will be identified by our For Sale Board.

### Services:

The land benefits from a mains water supply. We are not aware of any other services connected.

### Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

### Timber Rights:

We understand the timber rights are included as far they exist.

### Sporting Rights:

The sporting rights are excluded from the sale

### Viewing:

The land may be viewed unaccompanied within daylight hours whilst in possession of a copy of these particulars. The gate may be locked so please arrange to contact the Ashbourne Office of the sole agents on 01335 342201 or email [Ashbourne@bagshaws.com](mailto:Ashbourne@bagshaws.com) for the access code.

### 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.

### Contribution to Purchasers Costs

The purchasers will be required to pay £2,000 plus VAT for the Vendors Agents Fees.

### Method of Sale:

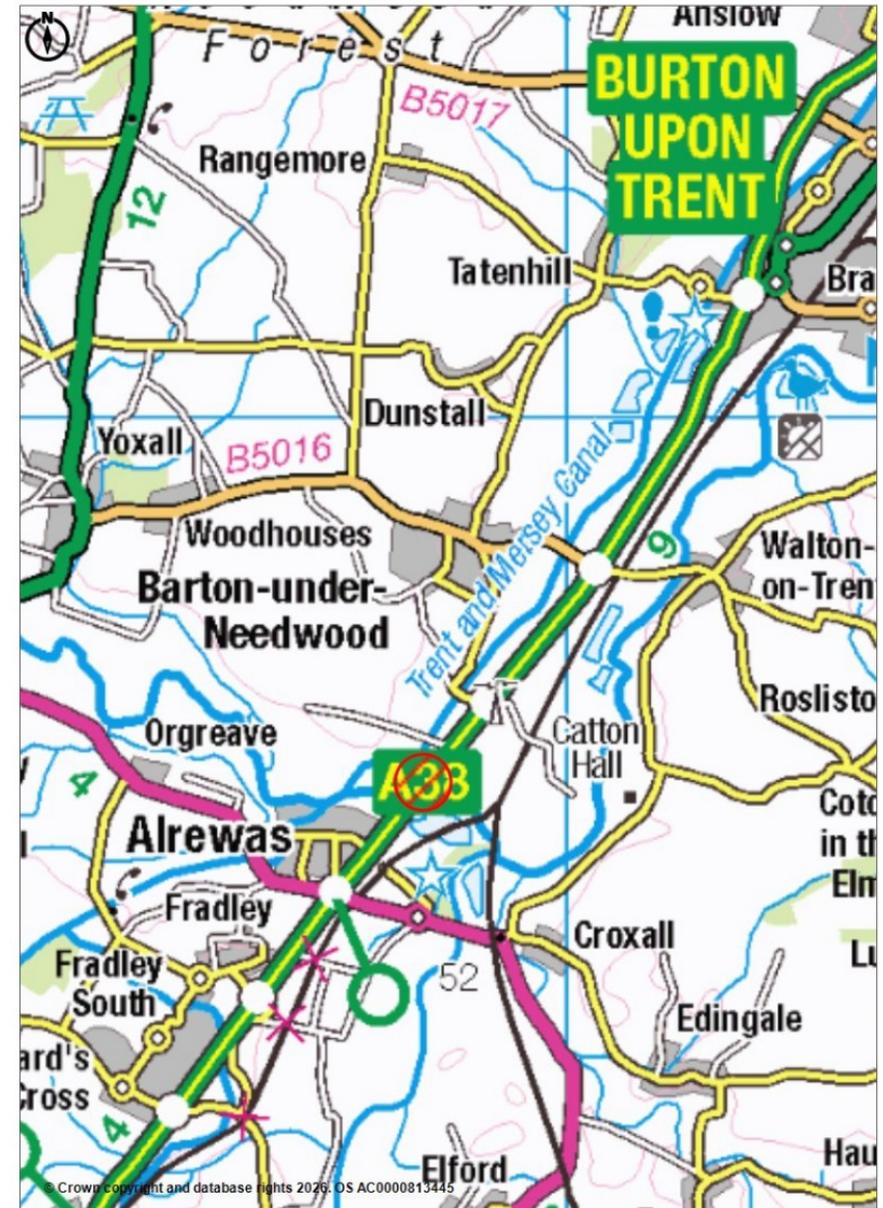
The land is offered by Private Treaty.

### Local Authority:

East Staffordshire Borough Council, PO Box 8045, Burton upon Trent, DE14 9JG

### 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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