



Land off the A461 & Boat Lane
Muckley Corner, Lichfield, WS14 0BP



Land off the A461 & Boat Lane

Muckley Corner, Lichfield, WS14 0BP



2.82 acres (1.142 hectares)

An excellent opportunity to purchase 2.82 acres (1.142 hectares) of land off the A461 and Boat Lane near to Muckley Corner and the City of Lichfield

What3Words://modest.ridiculed.rural

For Sale by Public Auction at Bakewell Land & Property Auction at 3pm on 22nd September 2025. The Agricultural Business Centre, Bakewell, DE45 1AH

Auction Guide Price: £95,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

A 2.821 acres (1.142 hectares) of Amenity land off the A461 and Boat Lane. The land is suitable for grazing and mowing and could be seen as a potential building plot with amenity land (subject to consent).



General Information

Directions:

From Lichfield; head south on Walsall Road (A461). Continue for approximately 3.4 miles until you reach Muckley Corner roundabout and take the 2nd exit onto the A461. The land is located on the Left hand side adjoining the disused bus stop.

The land can also be accessed from Boat Lane. To reach this access gateway, continue along the A461 and turn left into Boat Lane, which is opposite The Boat Inn Pub. Proceed along Boat Lane and the land is on the left hand side.

WhatThreeWords/// /modest.ridiculed.rural

Location:

The land is located only 250m from the Muckley corner roundabout with frontage onto both the A461 and Boat Lane. The land is in close proximity to good road network links such as the A461, A5, M6 Toll and the A38.

The access onto Boat Lane provides a more private access point to the land with less passing traffic. The land is also only 3 miles (9 min drive) from The Cathedral City of Lichfield offering good schools, and a variety of local amenities, including independent shops, restaurants, and attractive city parks.

Buildings:

The land has three structures present, a small timber Field Shelter, a two bay open sided Pole Barn with a mono pitch corrugated metal roof and a Shipping Container.

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 and the mineral rights are assumed to be 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:

Strictly by Appointment only. Please contact our Ashbourne office to book a viewing on 01335 342201.

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 Bakewell Land & Property Auction at 3pm on 22nd September 2025, The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Ansons, Lichfield

Local Authority:

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

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) 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.

Mobile Network Coverage:

The Land is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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, Ashbourne, Derbyshire, 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

Penkridge

01785 716600

Uttoxeter

01889 562811

