



Land at Nether Lane

Burntwood



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Burntwood

WS7 9EX



1.84 Acres

An excellent opportunity to purchase a total of approximately 1.84 acres (0.744 hectares) of agricultural pastureland located outside of Burntwood near the Cathedral City of Lichfield.

Auction Guide Price:

£50,000

Description:

A well-defined parcel of agricultural pastureland, extending to approximately 1.84 Acres (0.744 hectares) . Offering a useful area of grazing or amenity land.

Location:

The and is situated on Nether Lane, Burntwood, approximately 4 miles south-west of Lichfield. The plot is well placed for access to surrounding road networks such as the Walsall Road (A461) and the Stafford Road (A51) making Lichfield and surrounding villages readily accessible.

What3words: ///firmly.dishes.locals



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Directions:

From Lichfield, take the Walsall Road west for 1.5 miles then at the roundabout continue straight on the Lichfield Road (A5190) towards Burntwood. Continue for approximately 1.7 miles before turning right onto Farewell Lane. Follow Farewell Lane for 0.3 miles, then continue onto Coulter Lane for 0.6 miles. Proceed along Coulter Lane and after around 1.2 miles, turn left onto Nether Lane with the plot of land being situated on the right hand side, indicated by the Bagshaws 'For Sale' board.

Services:

It is understood that there are no mains services currently connected. There is a well present on the land which provides a natural water supply.

Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion. The land is sold with possessory title only.

Sporting and Timber Rights:

The sporting rights are not included with this property. We understand the timber rights are included as far 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.

Overage:

The property is sold subject to an overage clause for a period of 25 years at a 20% uplift over the agricultural value triggered on the implementation of, or the disposal of the property with planning permission for any non agricultural development. The trigger may be exercised more than once in this period.

Method of Sale:

The land is for sale by Auction on Monday 16th November 2026 at 3:00 pm at Agricultural Business Centre, Bakewell DE45 1AH.

Local Authority:

Lichfield District Council

Conditions of Sale :

The Conditions of Sale will be deposited at the office of the Auctioneers usually 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.

Registering to Bid & Money Laundering Regulations:

All bidders must register with the auctioneers prior to bidding and provide proof of identity and proof of address in compliance with the Money Laundering Regulations 2017. The documentation collected is for this purpose only and will not be disclosed to any third party. As auction mornings can be busy, we strongly advise completing your registration and document verification in advance. Please contact us ahead of the auction to arrange this and ensure you are ready to bid on the day.

Online Bidders :

Those wishing to bid online must register by 12 noon on the Friday prior to the auction. Please ensure your proof of identity and proof of address are submitted at the point of registration, as bids cannot be accepted without verified documentation. In addition to the standard buyer's fee, online bidders are subject to an additional online buyer's premium of £500 plus VAT (£600 inc. VAT), payable on the fall of the hammer. Please contact us to register or for further details.

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.

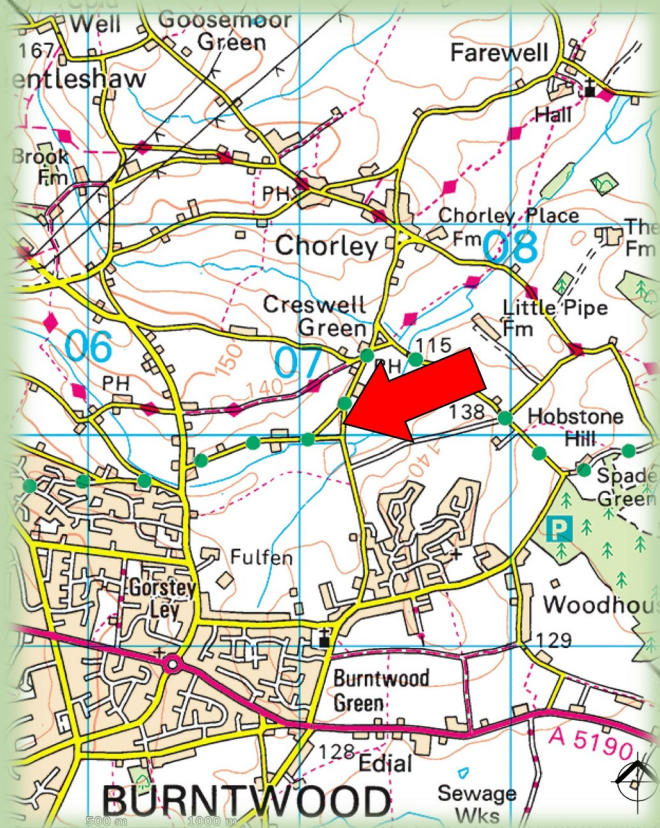
Deposits & Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. 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. VAT) for all lots sold up to a value of £99,999. For lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. VAT), payable on the fall of the hammer.

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.





GP

120.4m



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