



# Land at Blunts Hollow

Hoar Cross



## Land at Blunts Hollow

Hoar Cross  
Staffordshire, DE13 8RA



**Lot 1: 6.94ac**

**Lot 2: 2.83ac**

An excellent opportunity to acquire approximately 9.77 acres (3.953 hectares) of pastureland, available for sale in Two Lots located on the outskirts of the highly desirable location of Hoar Cross.

### Auction Guide Price:

**Lot 1: £85,000**

**Lot 2: £50,000**



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### Description:

The sale offers an excellent opportunity to purchase two parcels of pastureland ideally suited for a mixture of both grazing and mowing purposes for both agricultural or equestrian buyers alike. The land is located in a sought after part of Staffordshire, with both Lots benefitting from roadside access off Abbots Bromley Road.

### Location:

The land is located directly off Abbots Bromley Road, west of the village of Hoar Cross, within the county of Staffordshire. The land is situated close to the Cathedral City of Lichfield (11 miles) and the market town of Uttoxeter (9 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. On leaving Yoxall take the first left when the road forks at Woodmill Bridge. Proceed to the junction where five roads meet and proceed half left onto Maker Lane and continue for approximately 2.5 miles. Turn left at the T-Junction onto Abbots Bromley Road towards Abbots Bromley and proceed for approximately 1 mile. The land is located on the left hand side identified by our 'For Sale' board with Lot 2 located two hundred metres further along the Lane.

#### Lot 1:

The land extends approximately 6.94 acres (2.809 hectares) comprising a single parcel of gently sloping pastureland. The land is bounded by mature hedgerows to the main with its southern and eastern elevations adjoining onto mature woodland.

#### Lot 2:

The land extends approximately 2.83 acres (1.144 hectares) comprising a single narrow parcel of gently sloping pastureland and area of coppice woodland and pond. The land is bounded by mature hedgerows and has a wooden pole under corrugated metal cladding field shelter in situ.

#### 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 other services.

#### Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

#### Sporting, Timber & Mineral Rights:

The sporting and mineral rights are excepted and reserved from Lot 1.

#### 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. Public footpath Abbots Bromley 44 crosses Lot 2. It is understood that there is an easement in place for an existing water main crossing Lot 1.

#### Overage Clause:

The property will be sold subject to an overage clause for a period of 25 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.

#### Method of Sale:

The land is offered by Public Auction at 3.00pm on Wednesday 30<sup>th</sup> April 2025 at The Paddock Suite, Uttoxeter Racecourse, ST14 8BD

#### Vendor's Solicitors:

Tinsdills Solicitors, Hays House, 25 Albion Street, Stoke on Trent, ST1 1QF. Amy Thorley T: 01782 652300

#### Local Authority:

East Staffordshire Borough Council, Market Place, Burton on Trent, DE14 1HA

#### 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. 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 stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. 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. VAT). Please contact the auctioneers for further details.

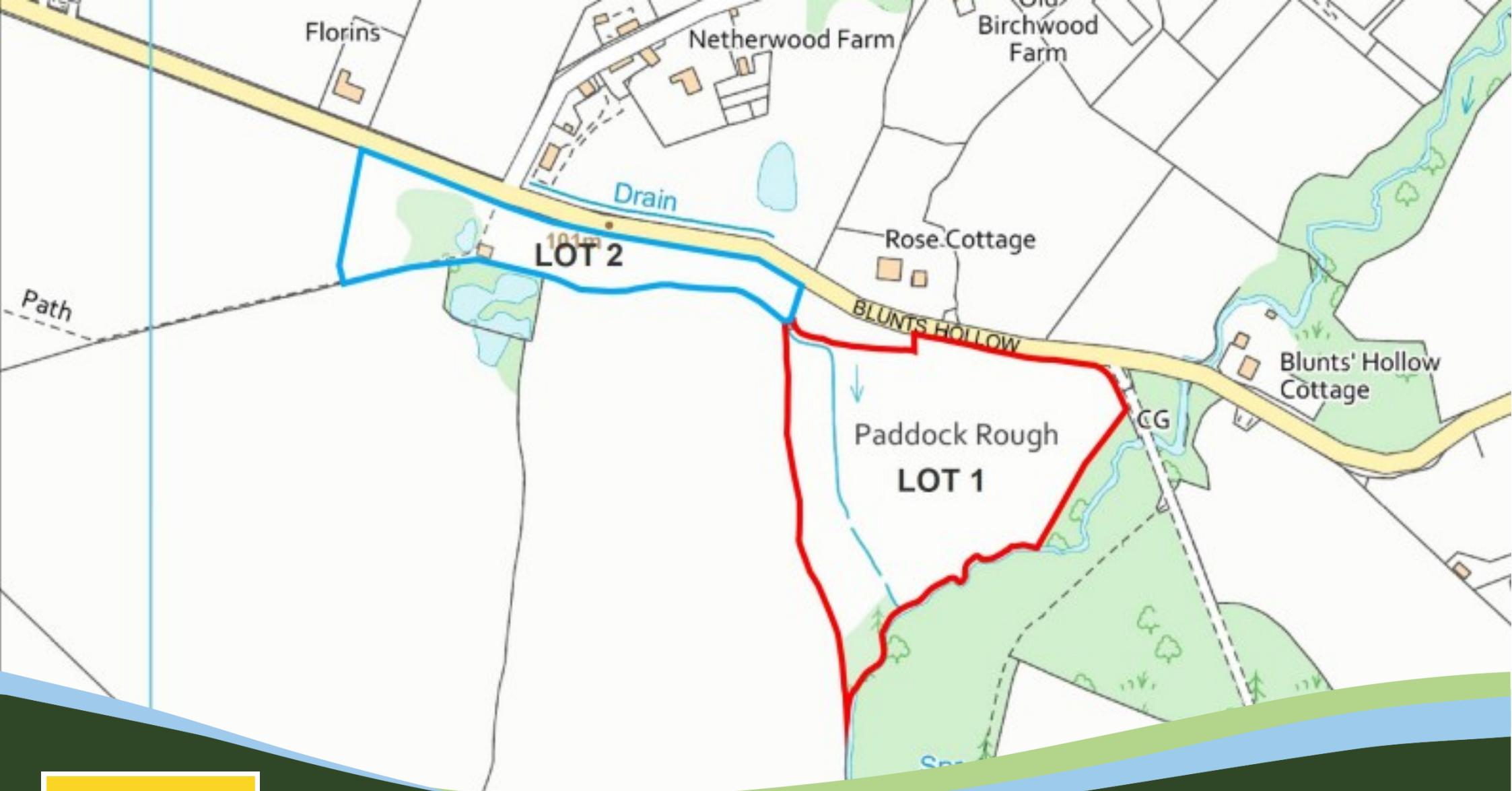
#### Conditions of Sale:

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.





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