



Land off A515 Elmhurst, Staffordshire

Land off the A515, Elmhurst Lichfield, Staffordshire

An excellent opportunity to acquire approximately 50.75 acres (20.540 hectares) of pasture and arable land, benefitting from gated roadside access directly off the A515, set within five individual parcels.

**For Sale by Public Auction
on Wednesday 21st July 2021
at The Uttoxeter Racecourse at 3pm**

Guide Price: £500,000 – £600,000

Location

The property is located directly off the A515, west of the hamlet of Elmhurst within the county of Staffordshire.

The land sits in close proximity to the cathedral city of Lichfield and the towns of Burton on Trent and Rugeley together with being in short drive to the A51, A50 and A38.

Directions

From Lichfield, following the A515 north sign posted for Ashbourne. Continue on the A515 for approximately 1.0 mile where the property is located on the left as indicated by our "For Sale" board.

Description

A fantastic opportunity to acquire a block of pasture and arable land extending in total to approximately 50.75 acres (20.540 hectares), situated off the A515 in the area of Elmhurst.

The land comprises five parcels of pasture and arable land benefitting from a single road side access point off the A515.

The land is bounded by mature hedgerows and benefits from a natural water supply via Bilson Brook and Ashmore Brook which cross the land.

The road side field is gently sloping in nature sitting approximately 105 metres above sea level at its highest point and 90 metres above sea level at its lowest point. the remainder of the land is relatively level in nature sitting approximately 85 metres above sea level.

The land is crossed by five public footpaths known as Curborough and Elmhurst 5, 6, 8 and 9 and Longdon 34.

The land is stated as being within a Nitrate Vulnerable Zone (NVZ) as well as the land to the centre of the property being designated as being within Flood Zone 2 and 3.

The land is classified as Grade 3 under the MAFF Agricultural Land Classification Scheme.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme however, there no entitlements included within this sale.

Services

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

Rights of Way, Wayleaves and Easements

The property is sold subject to, and with the benefit of all rights of way, wayleaves and easements which may exist on the property.

Sporting, Timber and Mineral Rights

The sale includes all timber, minerals and sporting rights which may exist on the property.

Tenure and Possession

The property to be sold is freehold with vacant possession.

Growing Crops

The vendor has reserved a right of Holdover on the land to harvest the growing crops which will be harvested no later than 30th September 2021.

Local Authority

Lichfield District Council, District Council House, Frog Lane, Lichfield, Staffordshire, WS13 6YU

Solicitors

Ansons Solicitors, St Mary's Chambers, 5-7 Breadmarket Street, Lichfield, Staffordshire, WS13 6LQ
Tel: 01543 263 456

Viewing

The land may be viewed during normal daylight hours when in possession of a copy of these particulars.

Method of Sale

The property is to be sold by Public Auction.

Money Laundering Regulations:

Due to recent changes in legislation, all buyers 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.

Deposit and Completion:

The successful bidder will be asked to sign a Contract for the sale of the property immediately as the auction finishes and will also be asked to pay a deposit equivalent to 10% of the sale price either by cheque or bankers draft. The sale of each lot is subject to a buyer's fee of £400 + VAT (£480 inc. VAT) payable on the fall of the hammer. Unless stated otherwise at the sale, completion of purchase will be anticipated 28 days after the auction date.

Conditions of Sale:

The Conditions of Sale will be deposited at the offices of the both the Auctioneer and the Vendor's Solicitors 7 days prior to the sale and will not be read at the sale. The Vendor's Solicitors will be in the saleroom 15 minutes prior to the Auction to deal with any matter arising from either the Conditions of Sale or from the Sales Particulars relating to the property in general. At the time appointed the sale will commence and thereafter no further query will be dealt with and the Purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied himself upon all matters contained or referred to therein. Copies of the Conditions of Sale will not be forwarded to interested parties unless by prior arrangement for which there will be a charge.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



Offices in: