

**LAND AT
STATFOLD LANE
ALREWAS
BURTON UPON TRENT
STAFFORDSHIRE
DE13 7BT**



**A parcel of land some 1.73 hectares (4.29 acres) or thereabouts
with frontage to the River Trent and Mill Stream**

FOR SALE BY INFORMAL TENDER

OFFERS INVITED

**CLOSING DATE FOR OFFERS:
MID-DAY FRIDAY 8TH MARCH 2019**



Description

The land is located to the north of the village of Alrewas, off Church Road, Alrewas with access being via Statfold Lane which leads north from Church Road over a Bailey Bridge across the Mill Stream.

The land extends to some 1.73 hectares (4.29 acres) or thereabouts with the ownership understood to extend to half the width of the River Trent and Mill Stream where the land abuts these water courses, with the Trent & Mersey Canal abutting the land on the eastern boundary.

The land has been used for grazing purposes in the past, with part now being a naturally regenerated woodland area.

The land does fall within the boundary of the National Forest and Grant Aid for tree planting may be available from the National Forest Company, subject to meeting appropriate conditions.

The access via Statfold Lane is subject to a maintenance liability.



Services

There are no services known to be connected to the land.

Tenure

The property is freehold, with vacant possession upon completion.

Basic Payment Scheme

The land is understood to not be registered with the Rural Payment Agency.

National Forest Company

National Forest Company
Enterprise Glade
Bath Yard
Moirā
Swadlincote
Derbyshire
DE12 6BA

Tel: 01283 551211

Local Authority

Lichfield District Council
District Council House
Frog Lane
Lichfield
Staffordshire
WS13 6YY

Tel: 01543 308000

Vendors Solicitors

Marc King
15c High Street
Stone
Staffordshire
ST15 8AJ

Tel: 07737 038700

Email: marc.king@me.com

Viewing

At any reasonable time in daylight hours when in possession of a copy of the sale particulars

Easements, Restrictions and Outgoings

The land is sold subject to any that may exist, whether specified in these particulars or not.

Timber, Sporting and Mineral Rights

As far as we are aware, all timber, sporting and mineral rights are believed to be in hand.

Method of Sale

The property is offered for sale by informal tender, with offers to be made in writing to the Agent by noon on Friday 8th March 2019. All offers should be in a sealed envelope and clearly marked "Land at Alrewas"

The offer should include the following information:-

- Purchase price;
- Full name and address of the intended purchaser;
- Proof of funding;
- Any conditionality or points requiring further clarification;
- Name and address of Solicitor.

It is proposed that contracts be exchanged within 14 working days of receipt of Contract documentation from the vendors solicitors with completion to be within twenty eight days of exchange of Contracts.

Note: The vendors do not undertake to accept the highest or any offer.

Agents Notes

Gareth Holland & Co Ltd have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1. All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
2. Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleave, tenure or any other covenants/conditions should be verified by the buyer's legal representative prior to exchange of Contracts.
3. Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these is included in the sale.
4. These details are for guidance only and do not constitute part of the contract of sale. Gareth Holland & Co Ltd are not authorised to give any warranties or representations (written or oral) in relation to the sale. Buyers are advised to seek clarification on any points of particular interest, prior to pursuing their interest in this property.
5. Alterations to the details may be necessary during the marketing.

LEGISLATION

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents. Suitable identification should include either a current passport or new style driving licence with photo together with a utility bill for proof of address.

NOTICE

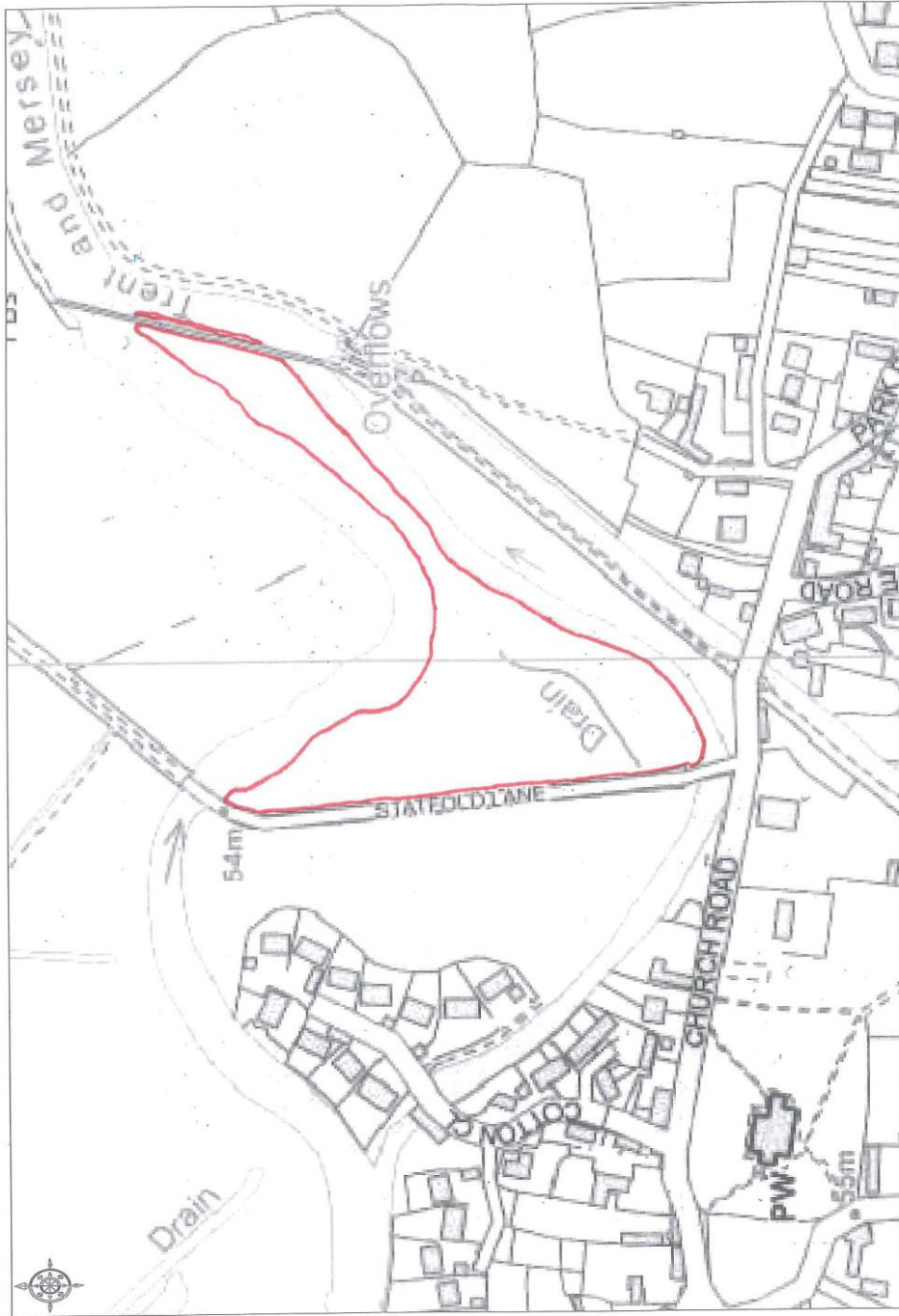
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Any intending purchaser should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Gareth Holland & Co. Ltd. has any authority to make or give any representation or warranty in relation to this property.

The Agent has not tested any of the services or installations to the property and so cannot verify that they are in working order. A buyer is advised to obtain verification from their Solicitor or Conveyancer.

References to the Tenure of the property are based on information supplied by the Vendor. Prospective purchasers should consult their own Solicitor for verification.

Plans and Maps: Plans and maps attached to these particulars are for identification purposes only. Prospective purchasers should check the Contract Plan for verification.

Land at Statfold Lane, Alrewas, Burton upon Trent, DE13 7BT



OrthoMap Survey © Crown Copyright 2018. All rights reserved. License number 10002313. Printed Scale - 1:2500



For identification purposes only

Not to scale – for identification purposes only