

FOR SALE BY ONLINE AUCTION

Land at Montgomery Wood, Alrewas, DE13 7BN

HOWKINS & HARRISON

Land at Montgomery Wood, Alrewas. DE13 7BN

An interesting opportunity to acquire a parcel of woodland and pastureland extending to approximately 7.89 acres or thereabouts

Features

- Woodland and pastureland
- Direct rad access
- Freehold with vacant possession upon completion
- For sale by online auction

Distances

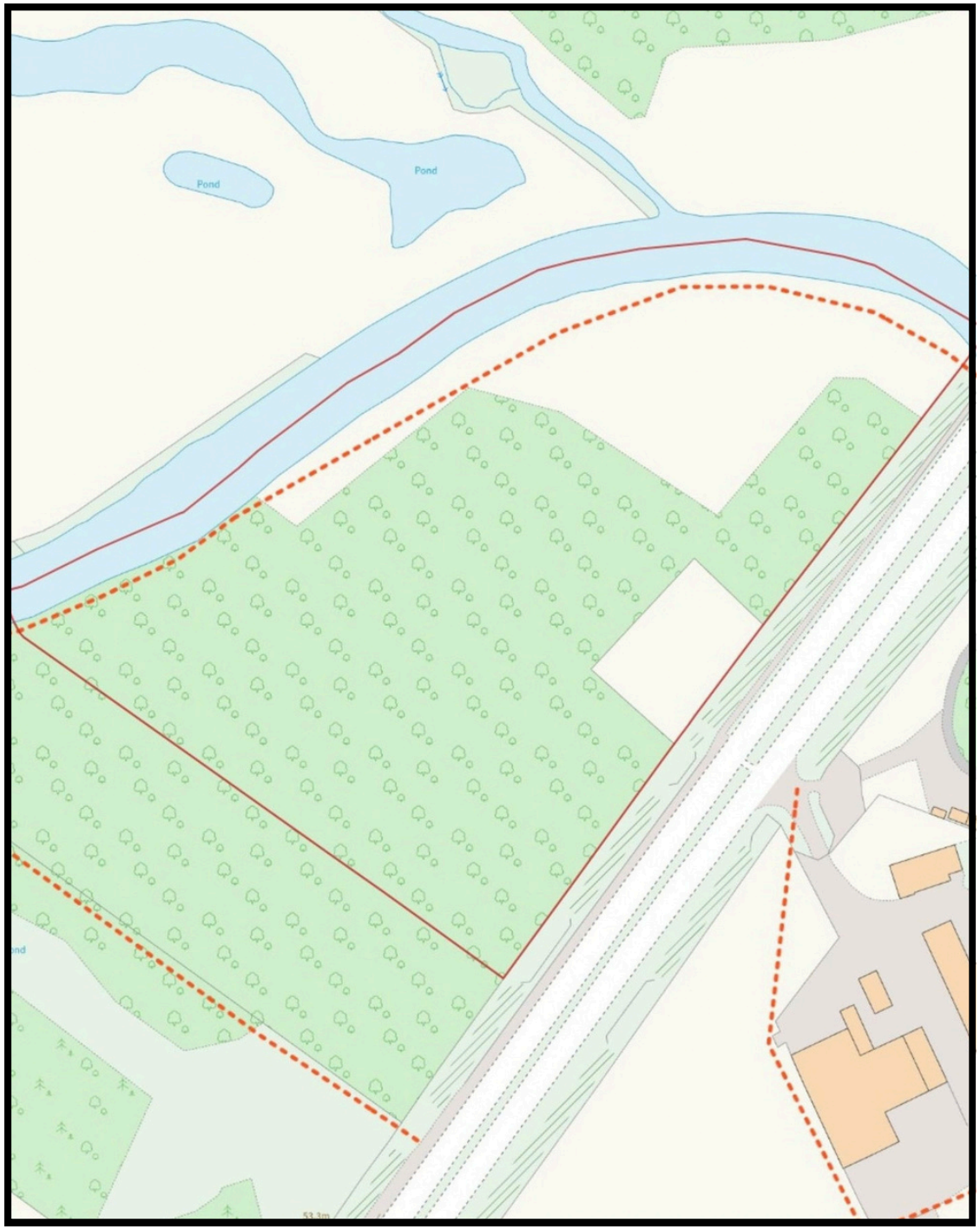
- Alrewas: 1 mile
- Lichfield: 8 miles
- Burton upon Trent: 9 miles
- M42 Junction 11: 12 miles

Location

The land is situated in an attractive and accessible rural location approximately one mile north of the village of Alrewas in Staffordshire. Burton upon Trent is approximately 9 miles to the north and Lichfield is approximately 8 miles to the southwest.

The land is accessed directly off the A38, providing excellent transport links to the surrounding area. The A5 is approximately 8 miles to the south and the M6 Toll T4 is approximately 9 miles to the south. The M42 Junction 11 is approximately 12 miles to the east.





Description

The land extends to approximately 7.89 acres, comprising woodland and pastureland. The land borders the A38 to the east, whilst the northern boundary is bordered by the River Trent. To the southern and western boundaries, the land adjoins mature woodland.

The Woodland was created in 2014 under a National Forest Capital Grant Scheme, the scheme has since lapsed.

Woodland species:
The woodland predominantly consists of; Sycamore, Downy Birch, English Oak and Hazel.

Other species include; Common Adler, Grey Adler, White Willow, Adler Buckthorn, Guelder Rose, Dog Rose, Goat Willow, Purple Osier Willow and Common Osier.
Please noted there is no pull in or slip road off the A38 to the entrance of the field.

Services

We understand that the land does not benefit from any mains services. Purchasers should make their own enquiries regarding connectivity.

Fishing Rights

We understand the sporting and fishing rights are not included in the sale of the land. Please call the office if you wish to discuss this.

Tenure & Possession

Freehold with vacant possession upon completion.

Method of Sale

The land will be sold via online auction.

Flooding

Please note that the land sits within Flood Zone 3.



Local Authority

Lichfield District Council
https://www.lichfielddc.gov.uk/
T: 01543 308000

Auction Terms

The property is for sale by online auction. All details, terms and conditions and the contract pack are available on our website.

Contract pack – The contract pack is available via the 'Online Auction' pages of our website.

Online Auction Access - Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions' in the main heading menu then 'Online Auctions'.

To bid - click 'Register' and verify your email address.

The purchaser of this property will be subject to the following payments upon exchange:

£4,800 (incl. VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:

- Buyers Premium: £2,400 (incl. VAT)
- Auction Platform Fee: £2,400 (incl. VAT)

The purchaser is required to pay the full 10% deposit of the purchase price directly to their solicitor by 12 noon the next working day.

The purchaser is subject to the following payments upon completion:

- Balance of the purchase price
- Search fees of £1,251.84
- Administration fee of £420 plus VAT

Full terms and conditions for the online auction are available on our website.



Solicitor's Details

Stephanie Sampson
Fishers Solicitors
Unit R, Ivanhoe Business Park
Ashby de la Zouch
Leicestershire
LE65 2AB
E: Stephanie.Sampson@fisherslaw.co.uk
T: 01530 412167

Easements, Wayleaves & Rights of Way

There is a public footpath which runs along the northern boundary of the land, shown by the red dotted line on the sale plan.

The land is sold subject to and with the benefit of any easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

Viewing

The land may be viewed during reasonable daylight hours on foot by anyone in possession of a copy of these particulars.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposes only.

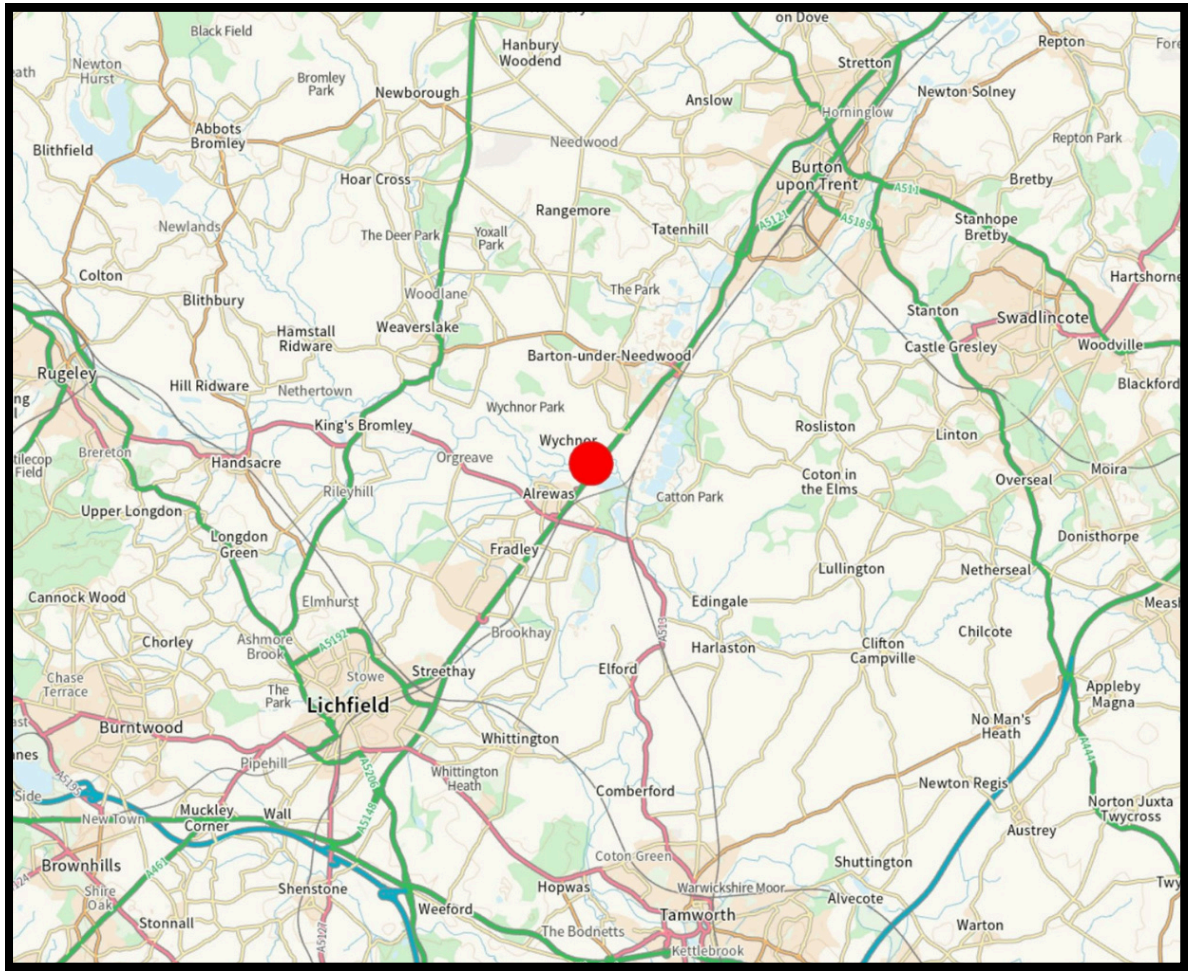
Anti-Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

What3Words

///variously.weekends.cried



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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