

**APPROXIMATELY 3.08 ACRES (1.24 HECTARES) OF LAND
AT
MEADOW LANE, YOXALL, STAFFORDSHIRE**

Outline Planning Consent for the construction of a stable block



FOR SALE BY PUBLIC AUCTION

AT

**The Lichfield Auction Centre (Richard Winterton Auctioneers)
Wood End Lane, Fradley Park, Lichfield, WS13 8NF**

ON

WEDNESDAY 16TH SEPTEMBER 2009

at 2.00pm

Guide Price £30,000.00 plus

Subject to the Conditions of Sale which will not be read out on the day of the sale but may be inspected at the offices of the joint agents/auctioneers or the solicitors concerned on the five working days prior to the auction. All purchasers will be deemed to have knowledge of such conditions and the terms thereof and therefore will be deemed to bid on those terms whether they have inspected the conditions or not.

Description

A parcel of grassland situated at the junction of Meadow land and the A515 to the south side of Yoxall.

The land is shown on the attached plan for identification purposes only and prospective purchasers should inspect the plan included within the Contract prior to the auction. The plans attached to these particulars have been photographically reduced and are not to scale.

The land extends to some 3.08 acres (1.24 hectares) in one parcel and has the benefit of an outline planning consent for the construction of a stable block.

Outline consent was granted by East Staffordshire Borough Council dated 26th April 2010, reference P/2009/01381/MB. The consent allows for the construction of 3 stables plus a tack room.

The land is within the boundaries of the National Forest.

Easements, Restrictions, and Outgoings

The land is sold subject to any that may exist.

Tenure

Believed to be freehold, with vacant possession upon completion.

Timber, Mineral and Sporting Rights

All such rights are included in the sale in so far as they are owned by the vendor.

Single Payment System

It is understood that the land has not been registered for entitlements under the Single Payment System.

Dilapidations and Ingoing Valuation

There will be no ingoing valuation and neither will there be any allowance made for dilapidations (if any).

Completion/Money Laundering Regulations

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the gavel. Purchasers should note that proof of identification must be provided to comply with the Money Laundering Regulations 2003. Completion of the sale will occur 28 days from the date of auction unless stated otherwise at the Auction or as specified within the Contract of Sale.

A purchasers administration fee of £250.00 plus VAT is payable by the purchaser in addition to the purchase price.

The purchaser is required to pay the Vendors legal costs and disbursements (including the cost of searches) in the sum of £717.88 including VAT.

Local Authority

East Staffordshire Borough Council
Town Hall
King Edward Place
Burton upon Trent
Staffordshire
DE14 2EB

Tel: 01283 508000

Joint Agents

Kingston Behague (Ref: R. Phillips)
129 New Street
Burton upon Trent
Staffordshire
DE14 3QW

Tel: 01283 535243

Fax: 01283 515204

Vendors Solicitors

Challinors Solicitors (Ref: Mr. Baldev Kang)
Edmond House
12-22 Newhall Street
Birmingham
B3 3EF

Tel: 0121 212 9393

Fax: 0121 212 3422

Auctioneers

Hough & Co
Chartered Surveyors
22 Market Street
Lichfield
Staffordshire. WS13 6LH

Tel: 01543 414126

Fax: 01543 414761

E-mail: jim@houghandco.co.uk

General Conditions

The Auctioneer reserves the right to:

- a) On behalf of his clients, to sell any of the Lots prior to the Auction and prospective buyers should verify the availability of the Lot immediately prior to the Auction.
- b) Sell as a whole or in Lots
- c) Amend the Lotting order.
- d) Withdraw the property prior to Auction.
- e) Determine the conduct of the Auction between competing bidders.
- f) Regulate the size of the bidding increments.
- g) Refuse bids.
- h) Bid on behalf of the Seller up to but not including the reserve price.

Responsibility to insure:

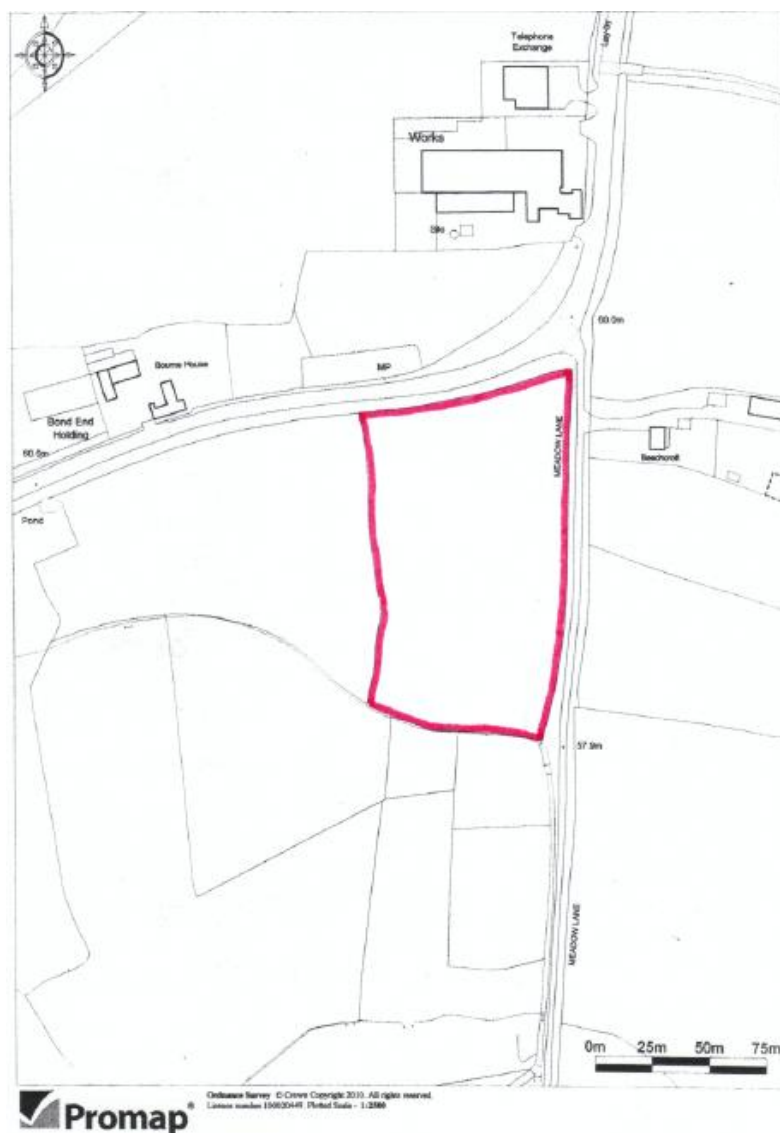
Prospective buyers should note that it is the buyer's responsibility to insure the property on the fall of the gavel.

Reserve Price

There will be a reserve price, however, the figure will be confidential and will be between the Auctioneer and the Vendors. If the Lot fails to reach the reserve price, the Auctioneer will state that the Lot has not been sold.

Viewing

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



Please contact this office 24 hours prior to the Auction to confirm that the lot you are interested in is still available.

NEW 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 or Hough & Co. 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.