



Land off Lichfield Road
Tamworth, Staffordshire, B79 7SJ

HOWKINS &
HARRISON

Land off Lichfield Road, Tamworth, Staffordshire, B79 7SJ

Approximately 6.49 acres of
pastureland off Lichfield Road,
Tamworth

Features

- Approximately 6.49 acres of pastureland
- Road frontage
- Grade 2 and 4 land
- Freehold with vacant possession upon completion

Distances

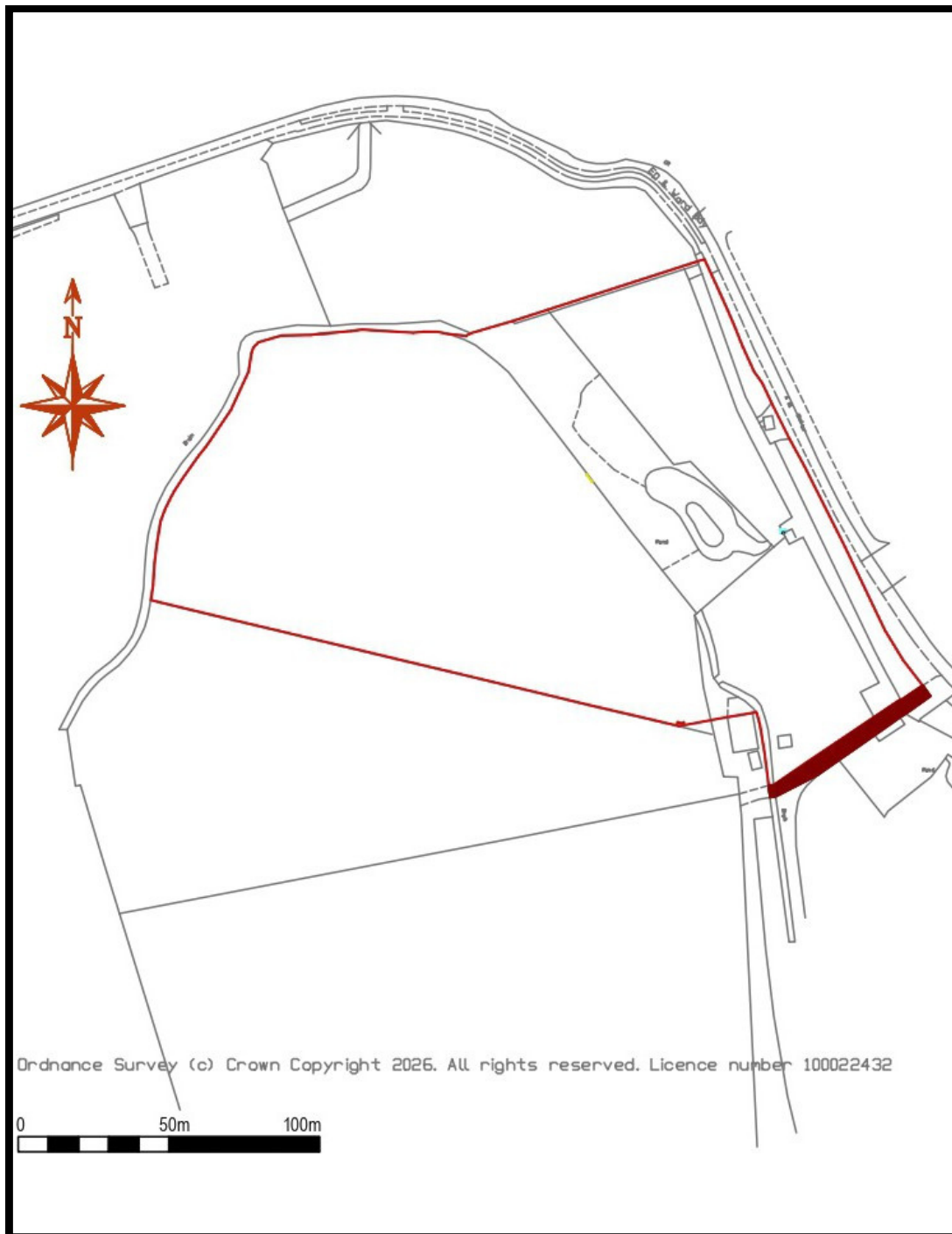
- Tamworth Town Centre: 2 miles
- M42 Junction 10: 5.5 miles
- Lichfield: 6 miles
- Birmingham: 17 miles

Description

The land extends to approximately 6.49 acres of pastureland split into three parcels.

The land is classified as Grade 2 and 4 on the Agricultural Land Classification Map and according to the Soil Map of England and Wales, the soil is a seasonally wet deep loam of the Wigton Moor series.





Location

The land benefits from direct access off Lichfield Road in the Cotton area of Tamworth. Tamworth town centre is approximately 2 miles to the east and Lichfield City Centre is approximately 6 miles to the northwest. Birmingham City Centre is approximately 17 miles to the southwest.

The land benefits from excellent transport links with the A5 being approximately 2 miles to the south and the M42 Junction 10 being approximately 5.5 miles to the southeast.

Tenure & Possession

Freehold with vacant possession upon completion.

Services

We understand that the land does not benefit from any mains services.

Purchasers should make their own enquiries as to the availability and adequacy of services.

Method of Sale

The land will be sold by private treaty.

Local Authority

Tamworth Borough Council

www.tamworth.gov.uk

Tel: 01827 709709

Easements, Wayleaves & Rights of Way

It is understood that the land is accessed via a right of way over and along the track shown coloured brown 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.

Flooding

Please note that the land sits within Flood Zone 3.

Viewing

Strictly by prior appointment only. Please contact the Atherstone office on 01827 721380.

What3Words

///lifestyle.icon.pill

Plan, Area & Description

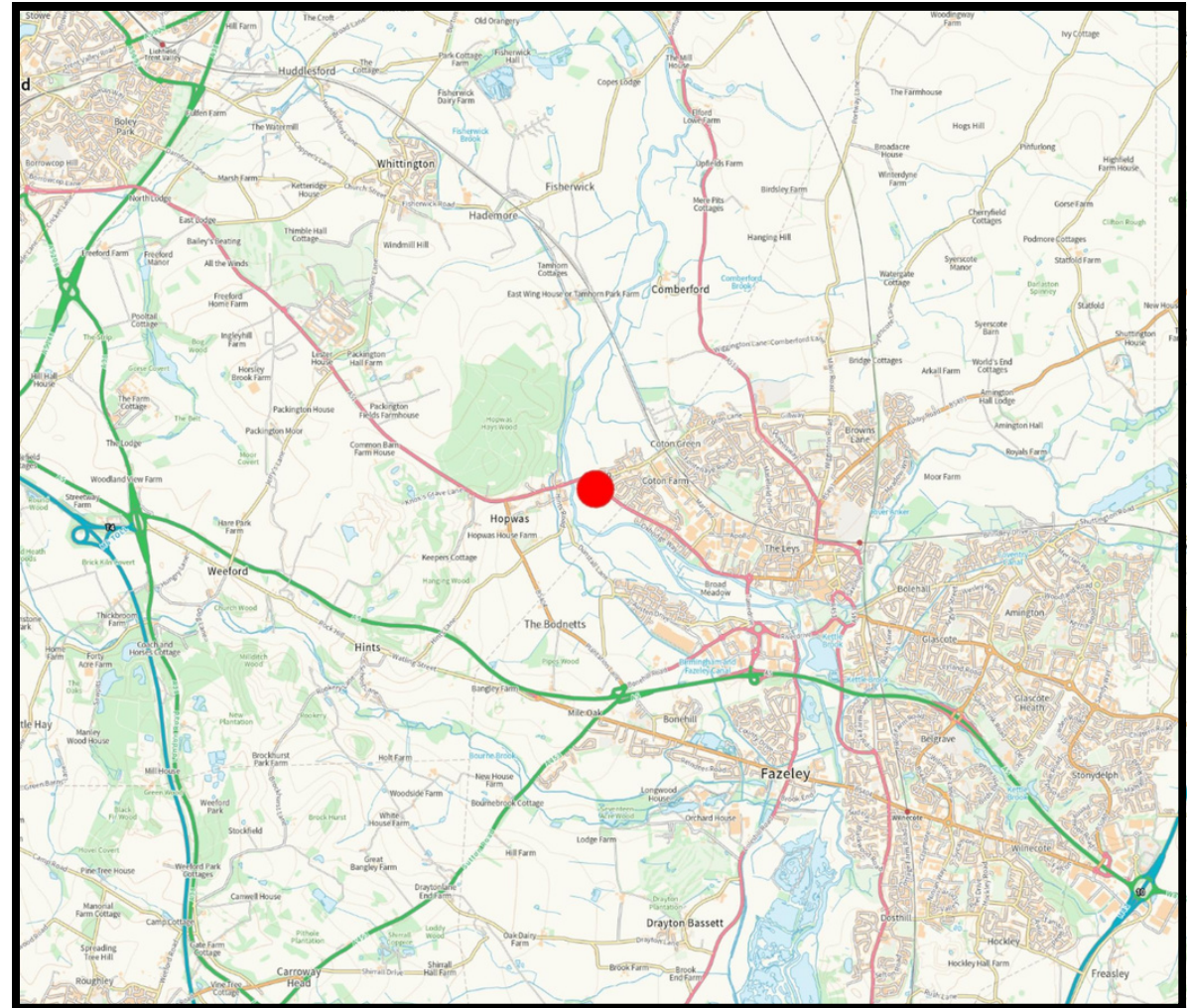
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the Vendor or the Agents in respect of any error, commissions or misdescriptions.

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.



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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