



Lot A

Land and Buildings

Upper Tean



**Land and Agricultural Buildings
adjoining Highfields Farm
Off Riverside Road, Upper Tean, Staffordshire**



4.85 Ac (1.96 Ha)

Lot A: Agricultural Buildings and 2.59 Acres (1.048 Ha) of Land

Lot B: A grassland field of 1.95 Acres (0.789 Ha) plus a small woodland copse of 0.31 Acres (0.125 Ha)

The opportunity to purchase a very useful farm building and 2 level grass fields

For Sale by Public Auction on

Wednesday 23rd October 2024

At Uttoxeter Race Course, Wood Lane, Uttoxeter, ST 14 8BD

at 3pm

Auction Guide Price:

Lot A: £125,000

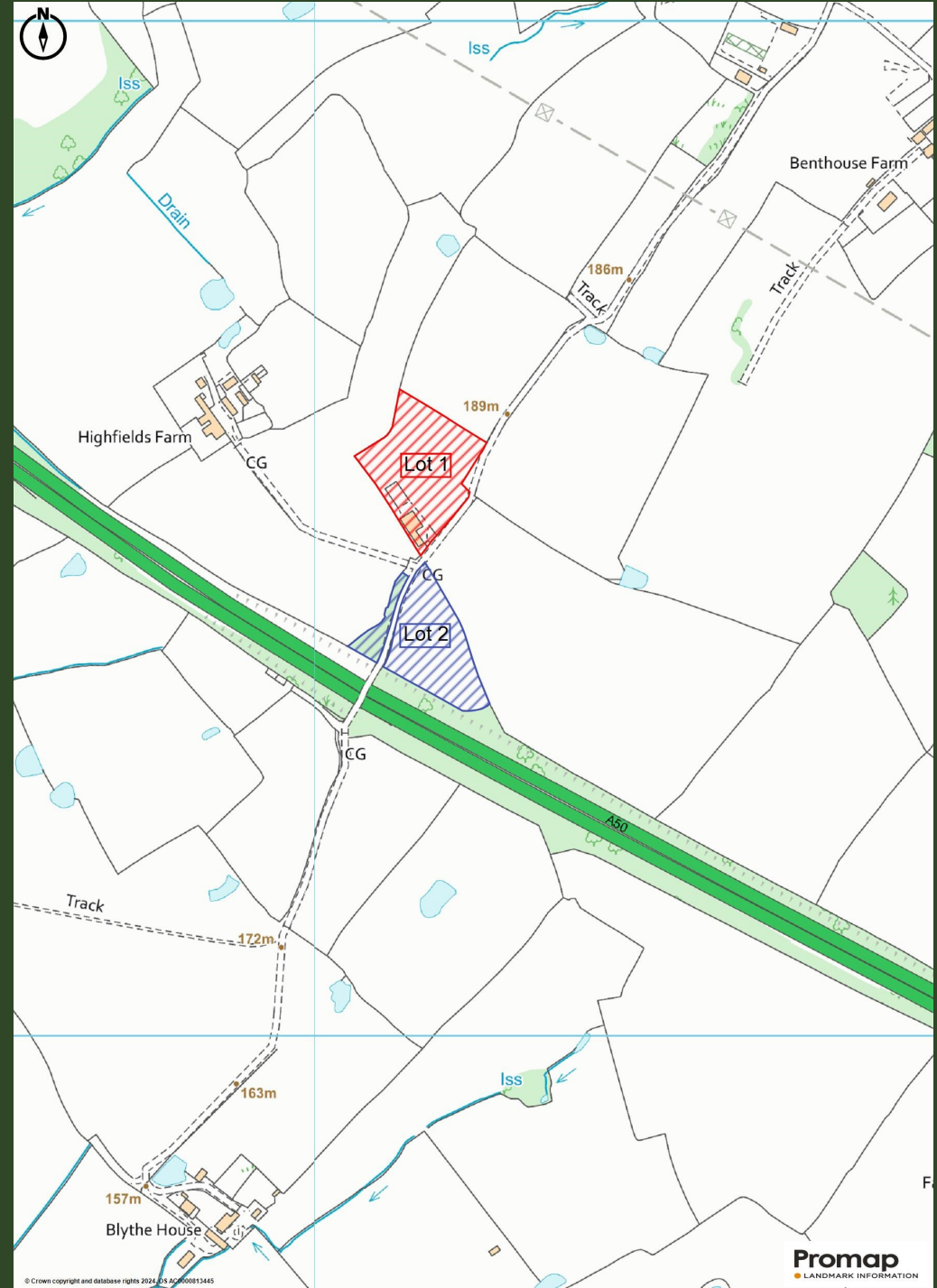
Lot B: £25,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Description:

The sale of this land and buildings provide a great opportunity to purchase some good quality Grade 3 level farmland and very adaptable set of agricultural buildings.

Lot A: A very useful grassland field of 2.59 Acres (1.048 ha) being a level field with hedged boundaries. The farm buildings are;

Three bay part open fronted steel portal framed building (14m x6.3m approx.)

Four bay portal framed closed Barn with block walls and steel profile sheet cladding (9m x 18m approx.)

Further rear-lean-to Barn (18m x 6.3m approx.) with block built walls.

There is a useful hard standing yard to the front of the building all making for an extremely versatile unit.

Lot B: This is a level grass field again contained within fences and attractive hedges and also includes a small spinney of woodland mainly growing oak, ash, hazel and relevant trees.



Location:

The property is situated in a rural location approximately a mile outside the village of Upper Tean.

Directions:

From Uttoxeter take the A522 north to Upper Tean and in the centre of Tean continue onto Draycott Road taking the left turn immediately after crossing the bridge onto Riverside Road. Follow Riverside Road until the end, having take a sharp right hand bend and you will see that the road divides into three. Take the middle lane signed "private" on the tarmac and follow this for about three quarters of a mile. The last part of the road is unmade up but continue until you come to our "For Sale" boards.

What3Words: remover.lobby.footpath

Services:

No services are included. Lot Two does have a mains water supply but this is provided by an arrangement with a neighbour and we cannot state that that will be continued. There is a rain water recycling system on the barns and the barns are wired for electricity but the power source is by battery which is not included in the sale,.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Timber, Sporting and Mineral Rights:

Timber, Sporting and Mineral rights are all believed to be in hand and any value attributable to them is included within a sale price.

Viewing:

The land may be viewed at any reasonable time although if you wish to have access to the buildings you will need to contact Ashbourne office on 01335 342201 or email: ashbourne@Bagshaws.com

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

There is a shared maintenance liability over the access road.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Wednesday 23rd October 2024 at Uttoxeter Race Course, Wood Lane, Uttoxeter, ST24 8BD

Vendor's Solicitors:

The Eric Whitehead Partnership, 14 Chapel Street, Cheadle, ST10 1DY. T: 01538 755761

Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. T: 0300 456 2763



Money Laundering Regulations 2017:

All bidders 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. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. VAT). Please contact the auctioneers for further details.

Conditions of Sale:

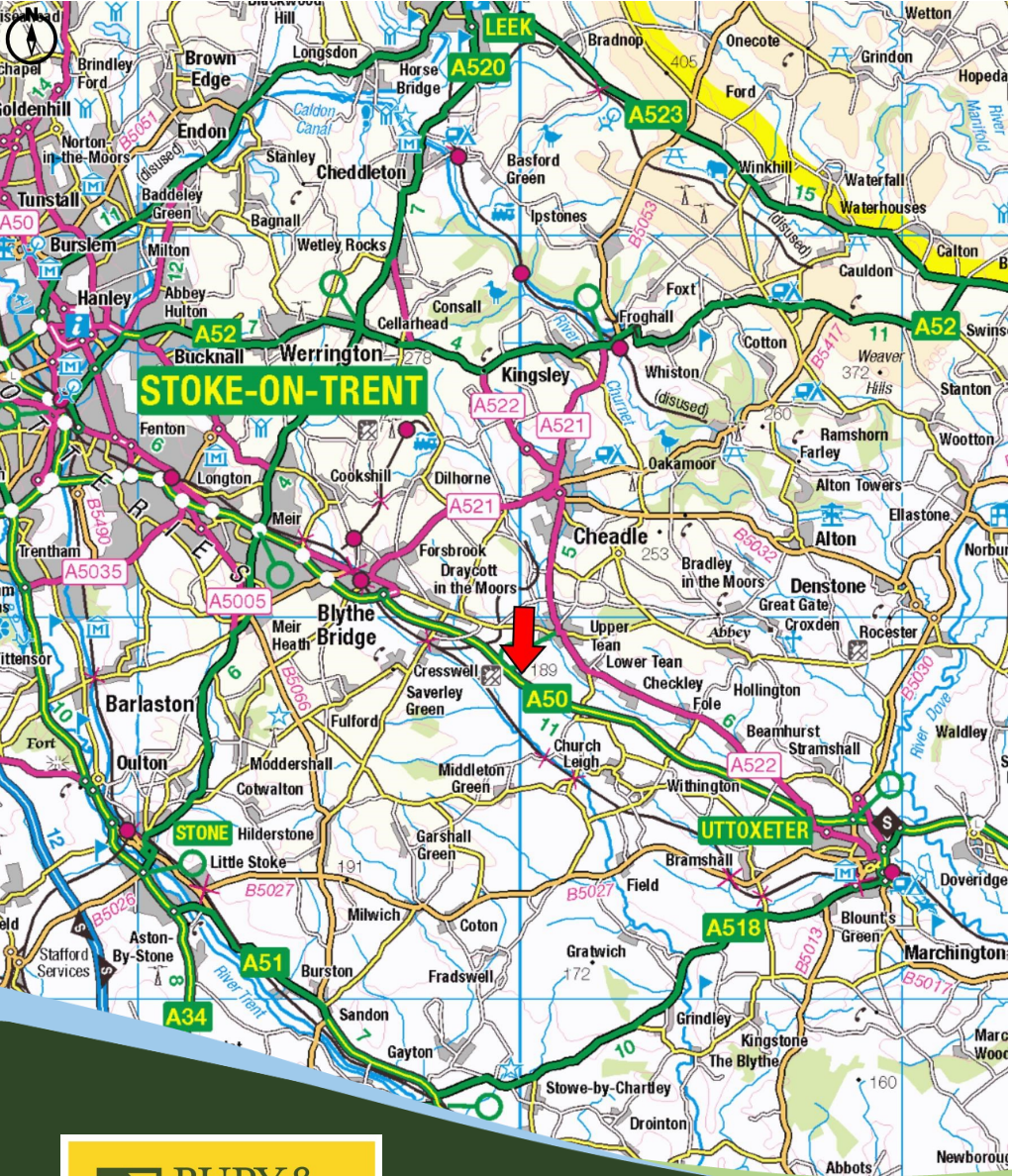
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full

knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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