



Land at Caverswall Farm

Gratwich, Uttoxeter



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Gratwich

Uttoxeter

Staffordshire

ST14 8RZ



138.84 acres (56.187 hectares)

An exceptional opportunity to acquire a well located block of Grade 3 agricultural land located close to the market town of Uttoxeter.

For Sale as a whole or in up to 5 Lots.

The land is accessed via a central track and benefits from abundant hedgerows and numerous mature trees.

The block comprises arable and productive pastureland, suited to both mowing and grazing.

The land is currently let under a Farm Business Tenancy until 24th March 2026, with vacant possession thereafter.

Photographs taken in June and October 2025.

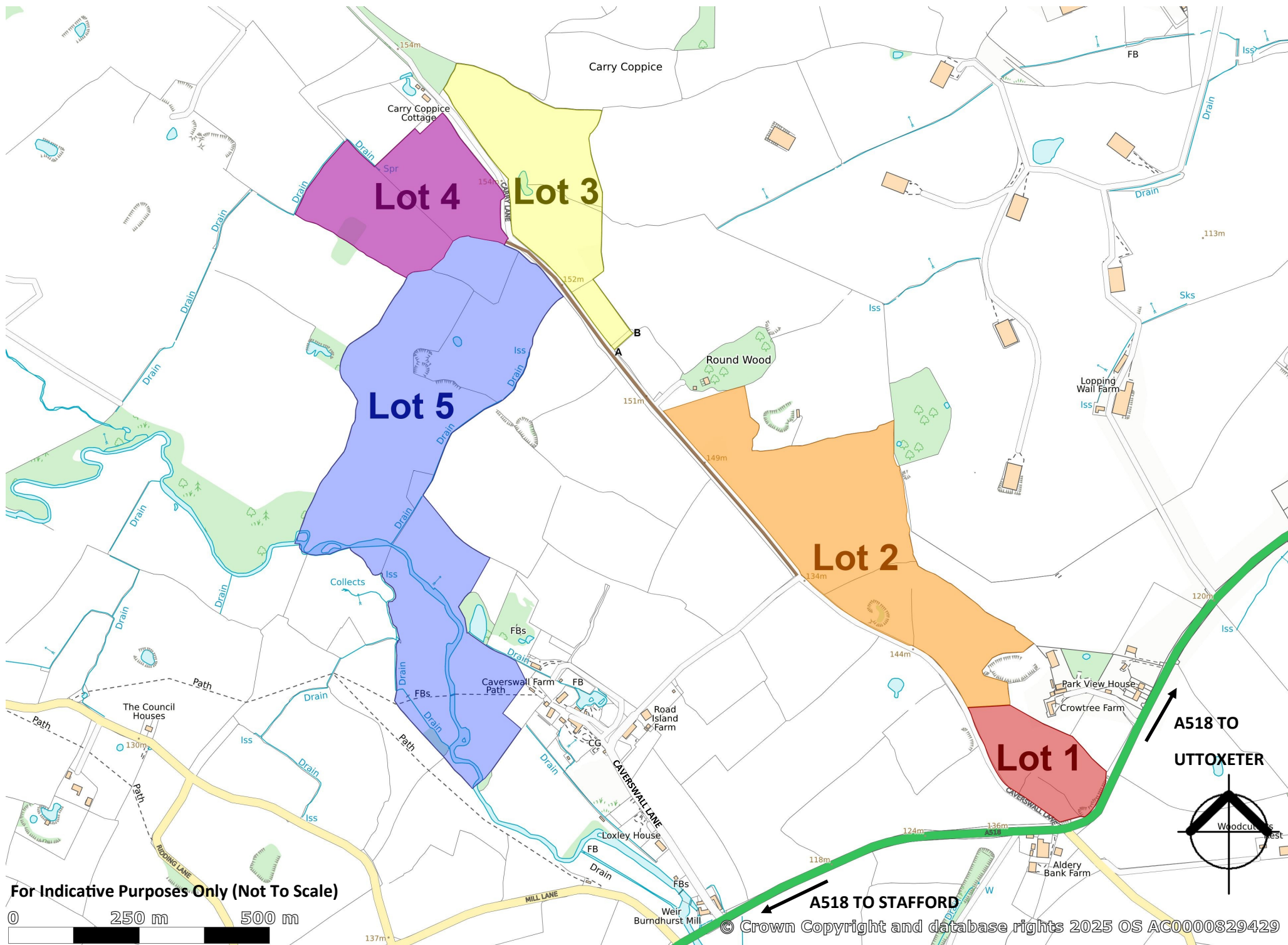


Ashbourne Office - 01335 342201



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For Indicative Purposes Only (Not To Scale)

0 250 m 500 m

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LOT 2

Location

The land is conveniently located just 4 miles southwest of the market town of Uttoxeter, 10 miles northeast of the county town of Stafford and 12 miles east of Stone. It boasts good connectivity to major arterial roads such as the A50, A51 and M6.

Directions

From Uttoxeter, take the A518 towards Stafford. After approximately 3.6 miles immediately after a sharp righthand bend, Lot 1 is located on the right hand side, as indicated by our 'For Sale' sign. Access to a second gateway may be taken to the land on foot by continuing along the green lane (Caverswall Lane), which follows the south western boundary of Lot 1.

For the remaining four lots continue on the A518 for approximately half a mile, then before the bridge take a right turn onto Caverswall Lane. After approximately 350 yards bear right to continue on Caverswall Lane. The land forming Lot 2 is located directly ahead at the T junction where the end of the lane meets a private track (Carry Lane). For Lots 3, 4 and 5, turn left at the T junction to take the track (Carry Lane) up the hill.

What3Words:

Lot 1 ///opened.ruled.pots

Lot 2 ///fortress.thank.eliminate

Lot 3 ///garlic.easygoing.shorten

Lot 4 ///trumpet.friends.summit

Lot 5 ///ounce.lift.trout

Lot 1

Extending to 8.46 acres (3.422 ha)

Offers in Excess of £100,000

A single parcel of pastureland benefiting from direct roadside access off the A518. The parcel of land is ideally suited to agricultural, equestrian or amenity purchasers alike, being readily accessible and in close proximity to local bridleways.



LOT 2



Lot 2

Extending to 35.35 acres (14.303 ha)

Offers in the region of £375,000

The land in Lot 2 comprises a mixture of productive arable and pastureland, benefitting from access via Caverswall Lane for agricultural purposes only or from the green lane, leading from the A518.



Lot 3

Extending to 18.97 acres (7.675 ha)

Offers in the region of £175,000

This lot comprises nearly 19 acres of productive pastureland, benefitting from a water connection to a cattle trough. The land is mainly bound by mature hedgerows and is ideally suited to grazing and mowing purposes.

This lot benefits from access via Caverswall Lane and via a right of way along Carry Lane for agricultural purposes only, to a single gateway at point 'A' on the sale plan. The right of way for access over Carry Lane, is along part of the route shown coloured brown on the Sale Plan to the gateway located at 'A'.

A neighbouring parcel of land to the east also benefits from access via this gateway and over a small part of Lot 3, between points A and B. Further details are available from the vendor's agent.



Lot 4

Extending to 18.04 acres (7.299 ha)

Offers in the region of £170,000

Located opposite the northern part of Lot 3 are two regularly shaped mowing fields forming Lot 4. The land is bounded by mature hedgerows and within one of the parcels is a tree lined marl pit.

This lot benefits from access to a single gateway, via Caverswall Lane and Carry Lane for agricultural purposes only. The right of way for access over Carry Lane, is along the route shown coloured brown on the Sale Plan.

Lot 5

Extending to 58.02 acres (23.479 ha)

Offers in the region of £500,000

The block of land comprising Lot 5 is formed of several parcels of pastureland bounded by mature hedgerows. The northern parcels of this lot have been historically used for mowing and grazing purposes.



This lot benefits from access via Caverswall Lane to two gateways off Carry Lane, for agricultural purposes only. The right of way for access over Carry Lane, is along the route shown coloured brown on the Sale Plan.

The remainder of the pastureland block is ideally suited to grazing purposes, being generally gently sloping in nature down to the River Blithe, which intersects part of the land to its southern section and provides a natural water supply. Parts of the land adjoining the river, are located within flood zone 3 meaning there is a high probability of flooding.

General Information

Services - There is water connected to Lot 2. We understand there is no water supply to Lot 1. Lot 5 benefits from a natural water supply from the River Blithe. We are not aware of any other services connected to the land.

Tenure and Possession - The property is sold freehold with vacant possession on completion. The land is currently occupied on a Farm Business Tenancy (FBT) which terminates on 24th March 2026.

Sporting, Timber and Mineral Rights - The Sporting, Timber and Mineral rights are included with this land, as far as they exist.

Rights of Way, Wayleaves and Easements - The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Between points A and B on the sale plan, a right of access exists for the benefit of a neighbouring parcel of adjoining land.

Lots 2, 3, 4 and 5 will benefit from rights of way for access only for agricultural purposes, to their respective access gateways only, via Caverswall Lane and over Carry Lane, with maintenance liabilities for Carry Lane to be shared according to user.

Bridleway Uttoxeter Rural 1 runs the length of Carry Lane. Further public rights of way also cross Lots 2, 3 and 5.

Further details regarding the above private and public rights are available from the vendor's agent.

Viewings - The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Solicitors -

Hatchers Solicitors LLP, Welsh Bridge, 1 Frankwell, Shrewsbury, SY3 8JY

Local Authority -

East Staffordshire Borough Council, Town Hall, Burton upon Trent, Staffordshire, DE14 2EB

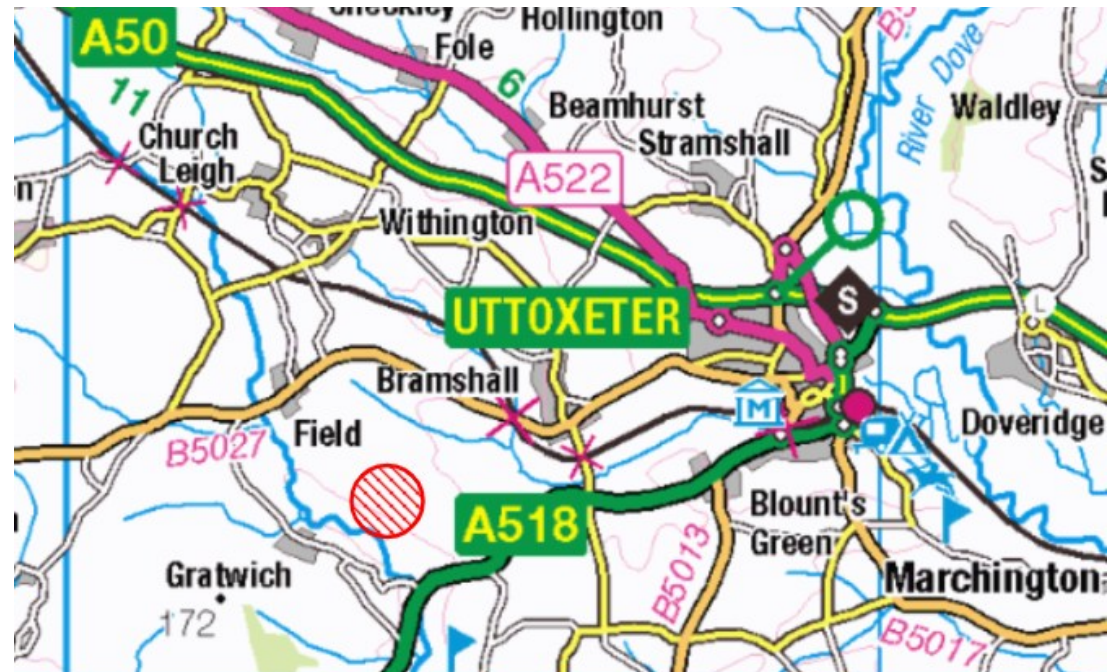
Method of Sale - The land is offered by Informal Tender with the closing date for tenders to be submitted to Bagshaws LLP. All tenders must be received at Bagshaws Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by 12 NOON on 11th December 2025.

It should be noted that the vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the seller's absolute discretion.

Please contact the vendor's agent to request a tender form.

Money Laundering Regulations - Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. Proof of Identification and Proof of Residence. The documentation collected is for this purpose only and will not be disclosed to any other party.

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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