



## LAND AT WIMBLEBURY AND PROSPECT VILLAGE

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LITTLEWORTH ROAD,  
CANNOCK, STAFFORDSHIRE, WS12 1JE



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## LITTLEWORTH ROAD, CANNOCK, STAFFORDSHIRE, WS12 1JE

- Ring-fenced bare land located East of Cannock, Staffordshire.
- Approximately 433.02 acres of land.
- Available to let as a whole on a 5 year Farm Business Tenancy (FBT) agreement with a 3 year break clause

### Milages

Cannock: 4miles, Rugeley: 5 miles, Lichfield: 7 miles

### Description

Land at Wimblebury is a ring-fenced holding located between Littleworth, Prospect Village and Heath Hayes. The land extends to approximately 433.02 acres (175.24 hectares) of south facing Grade 4 land currently used for a mixture of arable cropping and grass.

### Location

Land at Wimblebury and Prospect Village is located in East Cannock, Staffordshire and is approximately 4 miles east of Cannock, 5 miles south of Rugeley and 7 miles north west of Lichfield.

### The Farmland

The farmable area of the holding extends to approximately 433.02 acres and is currently in arable and grass production. The soils are predominantly Grade 4 and described by the National Soils Resources Institute (NSRI) as slowly permeable seasonally wet, slightly acid but base-rich loamy and clayey. An area of the land was restored to agricultural use following coal extraction. The land is easily accessible from the local road network immediately to the north and east of the holding which lead to private roads and a network of field tracks.

### Tenure

The farmland will be let from 29th September 2024 to 28th September 2029 on a Farm Business Tenancy governed by the Agricultural Tenancies Act 1995 with Full Repairing and Insuring obligations on the tenant.

This agreement will include a Landlord break clause at year 3 and a 12 month development break clause which can be used at any time. A draft tenancy agreement is available by request.

### Rights of Way, Easements and Wayleaves

The farm will be let subject to all existing rights of way, easements and wayleaves, whether mentioned in the particulars or not, with the benefit reserved to the Landlord.

### Environmental Schemes

There are no environmental schemes in place.

### Designations

The land is included within the 2017 Nitrate Vulnerable Zones (NVZ) Designations as a surface water NVZ.

### Sporting, Mineral and Timber Rights

The Landlord will reserve all sporting, mineral and timber rights.

### VAT

The Landlord has elected to waive their exemption to Value Added Tax in respect of the holding and so the rent payable will be subject to VAT.

### Local Authority

Staffordshire County Council, 2 Staffordshire Place, Stafford, ST16 2DH

### Fees & Costs

Charges will be payable at cost by the incoming Tenants in respect of the following:

- Referencing
- Record of condition
- The incoming Tenant will be required to maintain the value of the soil indices and pay for soil testing to be carried out at the commencement of the term; on the third anniversary of the term; and within three months prior to the expiry of the term.
- A contribution of £1,500.00 plus VAT towards legal and professional fees

Further details are available on request.

### Contact Details

Savills, Hall Court, Hall Park Way, Telford, Shropshire, TF3 4NF

T: 01952239500 Option 2

E: tabby.dennynorthover@savills.com

### Viewing

Please contact the Savills Telford office to arrange a time to view the holding. Viewings are strictly by appointment with Savills.

Please note that this is working land and viewers should be vigilant and take care when viewing for their own personal safety. The agent takes no liability for any injury caused for whatever reason whilst on the holding.

### Method of Letting

The farm is to be let by Informal Tender, the deadline for tenders is 12:00 on Monday 2nd September 2024. All tenders must be submitted by the tender deadline and on the prescribed tender application form, which is available on request.

### Further Information

The following information is available by request.

- Draft tenancy agreement
- Record of cropping
- Agricultural Land Classification Plans
- NVZ Plans
- Soil type plans
- Rights of way plans
- Additional photographs
- Please contact the Savills Telford office for details.

### Directions

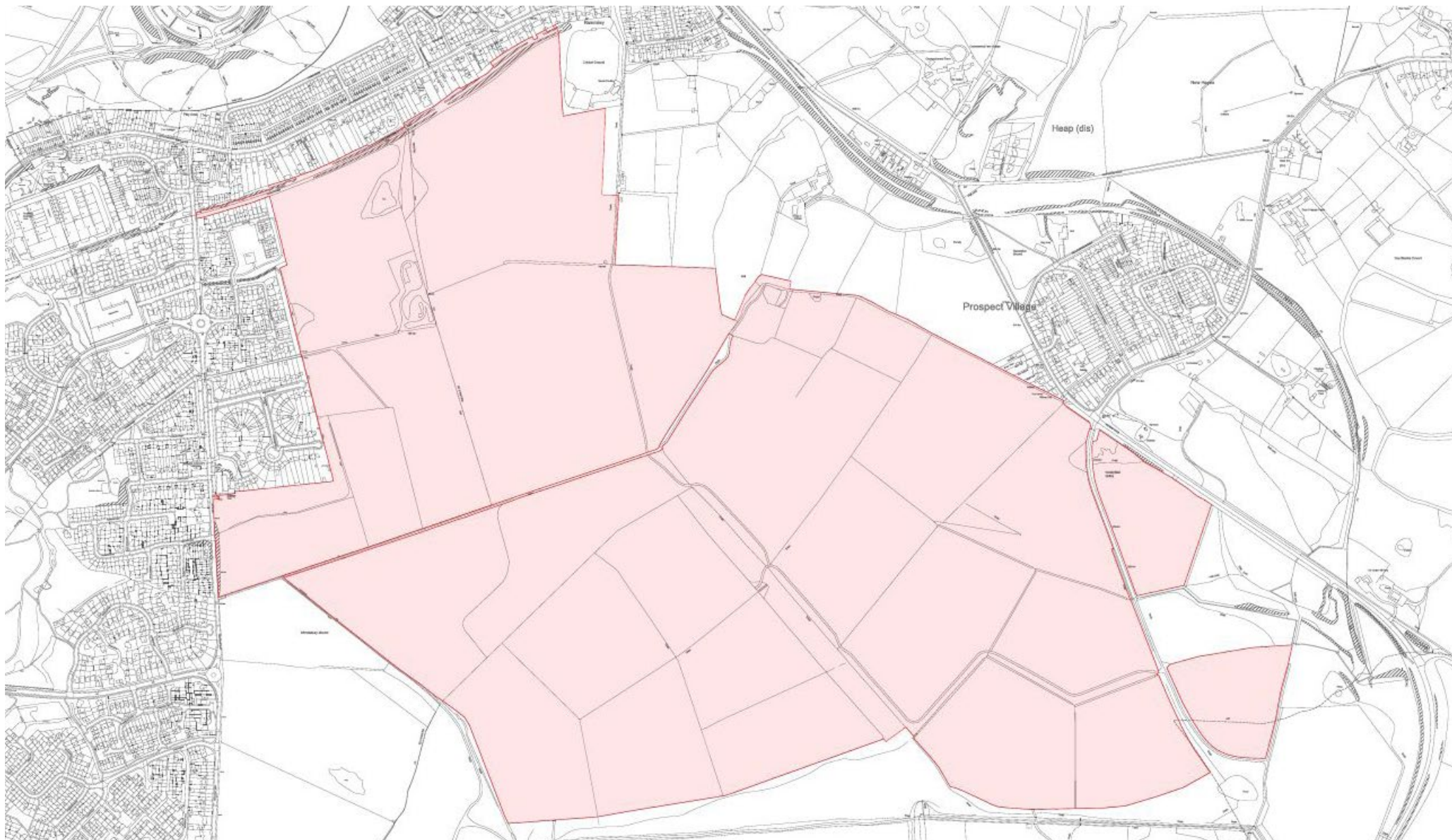
From the A460 Rugeley Road travel west along Littleworth Road towards Cannock Crick Club. Turn right from Littleworth Road to Cannock Cricket Club, this is the main northern entrance to the holding, leading down a private road. For the easterly entrance to the holding, drive from Prospect Village and turn right opposite Ironstone Road.

### Date of Information

Particulars Prepared: June 2024

Photographs taken: 29th June 2024





**Savills Telford**  
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**savills.co.uk**

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