

Draft Details Only – these details may be subject to alteration.

**FOR SALE BY**  
**PRIVATE TREATY**

**42.64 Acres or Thereabouts of**  
**Agricultural Land**

**At**

**Spring Farm, Bramshall, Uttoxeter, ST14 8SH**



**Available as a Whole or in Two Lots**

**Lot One: 34.74 Acres of Grassland**

**Lot Two: 7.90 Acres of Arable Land**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property

### DIRECTIONS

From Uttoxeter, take the Bramhall Road (B5027) and continue for approximately 2.5 miles, the land will be situated on the left-hand side sign posted by one of our Agent's 'For Sale' signs.

From Stone, take the B5027 towards Uttoxeter. After 8 miles, the land is on the right-hand side, as indicated by our Agent's 'For Sale' signs.

From Stafford, take the A518 towards Uttoxeter. In Loxley turn left onto Bennetts Lane, signposted 'to Bramshall'. In Bramshall, turn left, towards Stone on the B5027. The land is situated on the left after approximately 1 mile as indicated by our Agent's 'For Sale' signs.

### SITUATION

The land is situated between Bramshall and Field, with good access off the B5027.

### WHAT3WORDS

///hides.value.unscathed

### DESCRIPTION

#### LOT ONE – 34.74 Acres Or Thereabouts of Grassland



#### OIRO - £300,000

The land extends to 34.74 acres altogether and is undulating in nature. The land is considered to be in good heart, suitable for mowing or grazing purposes.

The land is accessible from Bramshall Road via a track, the purchaser of the land will have access by right of way.

The land would be of interest to farmers, investors and speculators.

The land is shown in red on the attached plan, and can be further described in the schedule below: -

<u>OS Field No</u>	<u>Description</u>	<u>Area (Ha)</u>
2120	Grassland	1.70
3287	Grassland	2.54
2099	Grassland	3.24
9911	Grassland	6.50
2388	Grassland	0.08

**14.06 Hectares  
Or 34.74 Acres  
Or Thereabouts**

#### LOT TWO – 7.90 Acres or Thereabouts of Arable Land



#### OIRO - £85,000

The land is level in nature and extends to 7.90 acres or thereabouts. The land is considered to be in very good heart capable of growing arable crops or converting to grassland if desired.

The land is accessible via a track from Bramshall Road, the purchaser of the land will have access by right of way.

The land will be of interest to farmers, investors and spectators.

The land is shown in blue on the attached plan, and can be further described in the schedule below: -

<u>OS Field No</u>	<u>Description</u>	<u>Area (Ha)</u>
3611	Arable	3.19

**3.19 Hectares  
Or 7.90 Acres  
Or Thereabouts**



## **SERVICES**

We understand that there are no mains services connected to the land.

## **ACCESS**

The land is accessible via gated access from Bramshall Road, with both lots having access by right of way. This can be seen edged in yellow on the attached plan.



## **LOCAL AUTHORITY**

The local authority are Staffordshire County Council and East Staffordshire Borough Council.

## **TENURE AND POSSESSION**

We understand vacant possession will be obtained on completion of sale.

## **SPORTING RIGHTS**

We understand the vendor is to retain the sporting rights on the land.

## **MAPPING**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

## **WAYLEAVES AND EASEMENTS**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasicasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water,

whether or not referred to in these stipulations, the particulars or special conditions of sale.

## **PLEASE NOTE**

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The interested party is advised to obtain verification from their Solicitor or Surveyor.

## **VIEWING**

Viewings by Appointment only with Graham Watkins & Co

## **ENQUIRIES**

For further information please contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or alternatively contact Stephen Egerton (Ask4Change) via email [stephen@ask4change.co.uk](mailto:stephen@ask4change.co.uk) or telephone 01889 502727.

## **WEBSITES**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)  
[www.ask4change.co.uk](http://www.ask4change.co.uk)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)



**FOR IDENTIFICATION ONLY – NOT TO SCALE**

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