



Roger  
Parry  
& Partners

Land at Fairoak Grange Farm,  
Eccleshall, Staffordshire, ST21 6NT

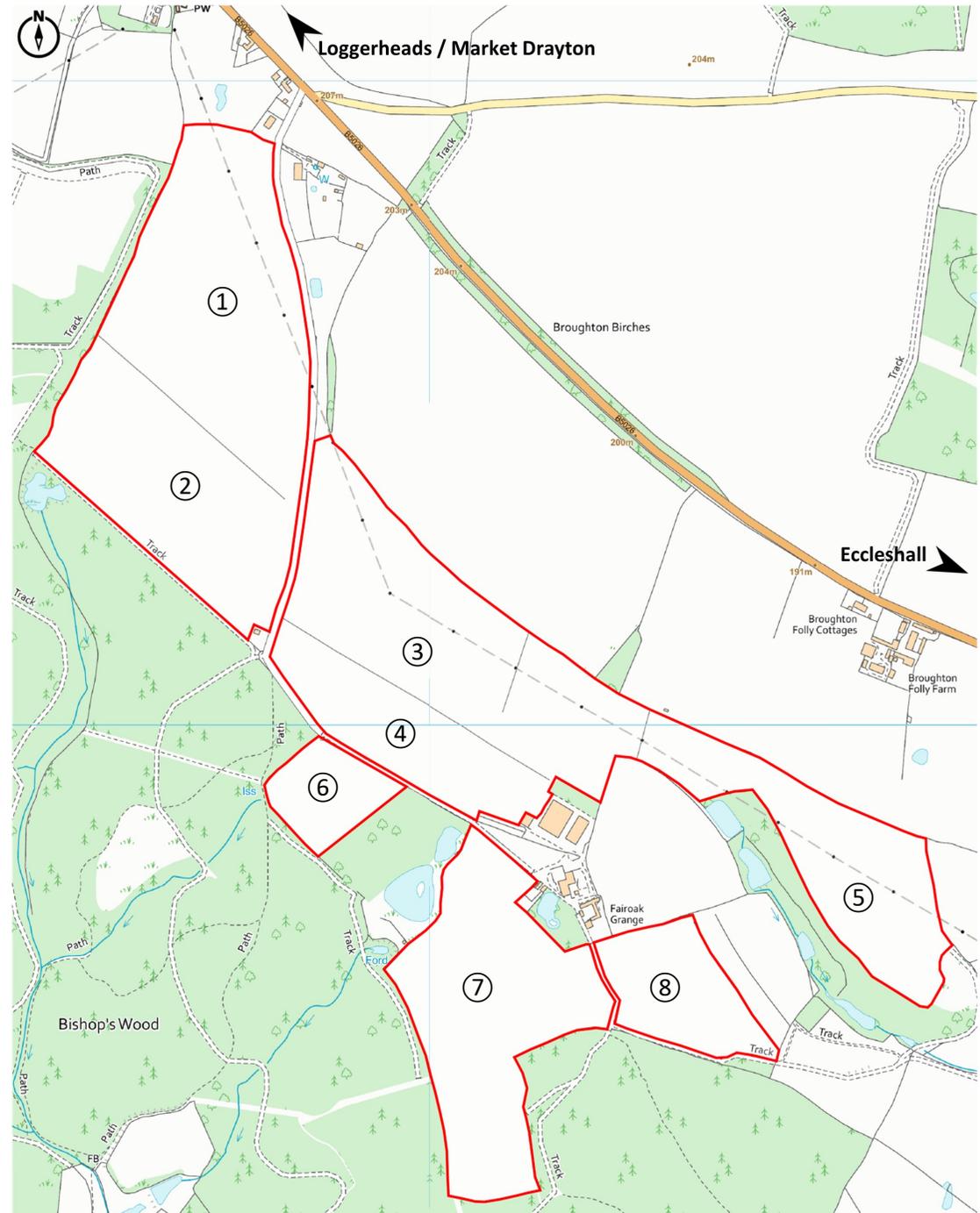
## Land at Fair oak Grange Farm, Eccleshall, Staffordshire, ST21 6NT

**Guide Price: £2,500,000**

An exciting opportunity to acquire a substantial parcel of highly productive arable land, totalling approximately **154.88 Acres (62.68 Hectares)**, located in west Staffordshire, close to the Shropshire border.

Split over eight fields, the gently undulating land has been effectively managed and cropped with maize rotations over recent years. Its versatile nature makes it equally suitable to arable, grazing or mowing.

There are well established hedgerows and fences and the land is accessed via a track that dissects the land parcels, off the Loggerheads to Eccleshall road. There is mains water on site but it is not connected to the fields. The vendors would consider selling the adjoining modern steel portal framed buildings.



	Description	Size (ha)	Size (acres)
1	Arable	12.02	29.70
2	Arable	9.09	22.46
3	Arable	12.28	30.34
4	Arable	5.33	13.17
5	Arable	7.07	17.47
6	Arable	2.55	6.30
7	Arable	10.52	25.99
8	Arable	3.82	9.44
	<b>Total</b>	<b>62.68 Hectares</b>	<b>154.88 Acres</b>



### **Local Authority**

Staffordshire County Council.

### **Method of Sale**

The land is offered for sale by Private Treaty. Vacant Possession to be granted on completion.

### **Boundaries**

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendors agents are responsible for defining the boundaries or ownership thereof.

### **Easements, Wayleaves and Rights of Way**

The land is sold subject with the benefit of all wayleaves, easements, rights of way and third party rights, whether mentioned in these particulars or not. The land is to be restricted to agricultural/equestrian/forestry use only. Shooting rights are to be retained.

### **Services**

Purchasers are to make their own enquiries in relation to the availability and connection of services and utilities.

### **Agri-Environment Schemes**

The land is entered into Agri-Environment Schemes. Please ask the Agent for further details.

## Directions:

From Market Drayton, take the A53 and head west towards Loggerheads for 3.5 miles, When you reach the mini roundabout in Loggerheads, take the second exit and head on for 0.8 miles, then take a right at the sign for "Fairoak Barns Holiday Cottages". In 100m, field 1 will be on your right hand side.

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## Viewing arrangements

Viewing of the property is strictly by appointment only

Please contact our Head Office:

Mercian House, 9 Darwin Court,

Oxon Business Park, Shrewsbury, SY3 5AL

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects 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. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale 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.