



FOR SALE

AUCTION GUIDE PRICE £80,000 - £100,000

Beechcliffe Poultry Farm Knowl Wall, Beech, Stoke-On-Trent, ST4 8SE

***** AUCTION GUIDE PRICE £80,000 - £100,000 *****

A particularly versatile former poultry farm extending to approximately 2.32ac and featuring circa 14,300 sq ft of buildings in various states of repair, now offering excellent potential for a variety of onward usages (STPP), conveniently situated in a rural hamlet close the M6 and Stoke-On-Trent.



Stoke-On-Trent (5 miles), Newcastle-Under-Lyme (5 miles), Stone (6 miles) Stafford (12 miles)

All distances approximate.



- Former Poultry Farm
- Approx. 2.32ac
- Range of Buildings ext to approx 14,000 sq ft
- Scope for a Variety of Usages
- Excellent Road Links
- Convenient for Stoke-On-Trent

DESCRIPTION

Halls are delighted with instructions to offer Beechcliffe Poultry Farm in Knowl Wall near Stoke-On-Trent for sale by public auction.

Beechcliffe Poultry Farm is a former poultry farm extending to around 2.32ac, or thereabouts, which now comprises a selection of buildings extending to around 14,000 sq ft in various states of repair.

The site offers excellent potential for a variety of onward usages (STPP) and interest is invited from those with agricultural, equine, or commercial interests.

The site is conveniently situated alongside the M6 within easy reach of a number of major centres, including Stoke-On-Trent, thus providing the the site with excellent appeal to those with commercial interests.

BUILDINGS

1. General Agricultural Building (14m x 18m approx.)
2x grain stores in place
2. Inspection pit
3. Stables (2 loose boxes)
4. 2x greenhouses (10m x 3m approx.)
5. 9x Poultry sheds
- 3: (5.5m x 18m)
- 6: (5.5m x 15m)
6. Open-fronted, enclosed rear machinery pole barn (11 bay)
(Approx. 45m x 5m)

All measurements are approximate.

Gross building size: circa 14,300

W3W

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DIRECTIONS

Leave Stoke-On-Trent to the south-west via Queensway, taking the first exit the Hanchurch interchange onto Newcastle Road/A519. Continue on the A519 for around 1.7 miles until a left hand turn lead on to Beechclife Lane. Follow Beechclife Lane for 0.3 miles and the entrance to the property will be situated on the left, identified by a Halls "For Sale" board.

SITUATION

Beechcliffe Poultry Farm is situated within the rural hamlet of Knowl Wall which lies against a peaceful backdrop of the Staffordshire countryside. Despite its rural setting, the property retains a close to proximity to the M6, which provides excellent travel links to the wider area and, in particular, the city of Stoke-On-Trent, which lies some 5 miles to the north and provides a comprehensive array of amenities and attractions. The county centre of Stafford is positioned 12 miles to the south and offers further facilities.



METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 24th July 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

BUYERS PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 3.5% of the purchase price, plus VAT or a minimum fee of £4000, plus VAT (£4,800). This will apply if the land is sold before, at, or after the Auction

CONTRACT PACK & SPECIAL CONDITIONS

The land will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or Chris Murphy of Whiteheads Solicitors, 6 Water St, Newcastle-under-Lyme, Newcastle ST5 1HR, 01782 615278, prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

GUIDE PRICE & RESERVE

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

BIDDING ON BEHALF OF ANOTHER PARTY

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

AML

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

SERVICES

We are advised that the site previously enjoyed mains electric access and mains water is available further up Beechcliffe Lane.

POSSESSION

Vacant possession will be granted upon completion.

TENURE

The property is said to be of freehold tenure

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.



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50 m
Scale 1:1250 (at A3)
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating:

Exempt



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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