



**Land off Fole Lane,
Hollington**



Arable Land off Fole Lane, Hollington, Staffordshire

20.47 Acres (8.282 Hectares) of arable land off Fole Lane south of the village of Hollington, benefiting from road side access.

For Sale by Public Auction
On Wednesday 23rd September 2020 at 3pm
At the Ingestre Suite, Staffordshire Show Ground

GUIDE
PRICE: **£180,000 - £200,000**
Unless Sold Prior

Location:

The land is located to the south of the village of Hollington, Staffordshire. It is situated approximately 5 miles north west of the town of Uttoxeter, 6 miles from Cheadle and 3.7 miles from Rocester. The land benefits from gated access and within easy reach of the A50.

Directions:

Travel along the A50 bypass west from Uttoxeter, taking the exit sign posted for the A522, Upper Tean. Take the second exit, right at the roundabout and continue straight over at the next roundabout.

Continue for approximately 2.2 miles and turn right onto Fole Lane, signposted Hollington. Continue for approximately 0.8 miles and the land is located on the right as indicated by our "For Sale Board".

Description:

An excellent opportunity to acquire a single parcel of productive arable land extending to 20.47 acres (8.282 hectares) benefitting from a double gate lane side access point.

The land is gently sloping in nature sitting approximately 145 - 170 metres above sea level and bounded by mature hedgerow boundaries.

The recent cropping has been; '16 Peas & Barley; '17 Wheat; '18 Barley; '19 & '20 Wheat

The land is classified as grade 3 under the MAFF Agricultural Land Classification Scheme.

General Information

Basic Payment Scheme:

The land is registered for the Basic Payment Scheme and associated entitlements are available, if required, subject to a transfer fee of £175 + VAT to be paid to Bagshaws LLP.

Services:

Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

Rights of Way, Wayleaves and Easements:

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

Sporting, Timber and Mineral Rights:

It is understood that sporting rights, standing timber and minerals are included within the freehold sale.

Tenure and Possession:

The property to be sold is Freehold with Vacant Possession upon completion of the purchase.

Local Authority:

East Staffordshire Borough Council, The Maltsters, Wetmore Road, Burton Upon Trent, Staffordshire, DE14 1LS

Tel: 01283 508000

Solicitor:

Nigel Davis Solicitors, 3-4 Spire House, Waterside Park, Ashbourne, Derbyshire DE6 1DG

TEL: 01335 346772

Viewing:

The land may be viewed during normal daylight hours when in possession of a copy of these particulars.

Method of Sale:

The property is being offered for sale by Public Auction and in accordance with the required safety measures in relation to the COVID-19 regulations.

Money Laundering Regulations:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party.

Deposit and Completion:

The successful bidder will be asked to sign a Contract for the sale of the property immediately as the auction finishes and will also be asked to pay a deposit equivalent to 10% of the sale price either by cheque or bankers draft. The sale of each lot is subject to a buyer's fee of £400 + VAT (£480 inc. VAT) payable on the fall of the hammer. Unless stated otherwise at the sale, completion of purchase will be anticipated 28 days after the auction date.

Conditions of Sale:

The Conditions of Sale will be deposited at the offices of the both the Auctioneer and the Vendor's Solicitors 7 days prior to the sale and will not be read at the sale. The Vendor's Solicitors will be in the saleroom 15 minutes prior to the Auction to deal with any matter arising from either the Conditions of Sale or from the Sales Particulars relating to the property in general. At the time appointed the sale will commence and thereafter no further query will be dealt with and the Purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied himself upon all matters contained or referred to therein. Copies of the Conditions of Sale will not be forwarded to interested parties unless by prior arrangement for which there will be a charge.

Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



69 Derby Road Uttoxeter Staffordshire ST14 8EB
T: 01889 562811
E: uttoxeter@bagshaws.com
www.bagshaws.com

Ashbourne	01335 342201
Bakewell	01629 812777
Leek	01538 398466
Penkridge	01785 716600
Uttoxeter	01889 562811