



**Land at Pasturefields,  
Stafford**

# Land at Pasturefields, Hixon, Stafford, Staffordshire, ST18 0RD

An exciting opportunity to purchase 10.19 acres (4.125 ha) of grazing land, available for sale in two lots. For Sale by Public Auction at Uttoxeter Racecourse on Wednesday 21st July 2021 at 3pm

Price: **£110,000 - £150,000**

## Location:

The land is situated adjoining the A51 at Pasturefields. The land is very accessible being on the A51 and only 2 miles from the A518 at Weston crossroads.

It is within easy reach of Stafford being just 6 miles away, 1 mile from Hixon and Great Haywood and 2 miles from Weston.

Access can be gained into the land either directly from the A51, or via Pasturefields Lane which is situated immediately to the north side of Pasturefields industrial estate, past Meadowfields Care Home.

## Directions:

From Stafford pick up the A518 Weston Road. At Weston crossroads, turn right onto the A51 towards Hixon for 2 miles. The land will be indicated by a Bagshaws For Sale sign. Turn left onto Pasturefields Lane for 100 yards and the land is on the left immediately before the railway footbridge.

## Description:

### Lot 1:

Lot 1 totals 4.87 acres (1.97 ha) shown edged red on the attached plan, comprising of three paddocks of 0.91 acres, 1.78 acres and 2.18 acres. Access to the land is via a gateway directly off the A51. The paddocks are well fenced with 3 rail stock fencing and some mature hedging. (In need of attention in one stretch).

Lot 1 has the benefit of a small wooden field shelter. The land is crossed by an attractive watercourse.

### Lot 2:

Lot two totals 5.32 acres (2.155 ha) shown edged blue on the plan, and is divided into three paddocks of 1.12 acres, 1.35 acres and 2.85 acres. Access to the paddocks is off Pasturefields Lane, just before the railway line through a pair of 8' gates. The paddocks at the rear can be accessed via internal gateways. The land is met by mature hedging, stock proof post, rail and netting fencing and post and wire railway fencing alongside the railway line.

## General Information:

### Services:

Water is connected to the land and charged via a sub metered supply from Pasturefields Farm. In the event that Lot 2 is sold separately to Lot 1, then the purchaser of Lot 2 will be responsible for relocating the shared water trough onto Lot 2 and installing a submeter, for payment of water supplied via Lot 1. Purchasers must make their own enquiries in relation to the availability and suitability of all services.

### Tenure and Possession:

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

### Basic Payment Scheme:

No BPS entitlements are available.

### Rights of Way, Wayleaves and Easements:

It is understood that Pasturefields Lane is an unclassified public highway. The property is sold subject to and with the benefits of any wayleaves easements and rights of way whether disclosed in these particulars or not.

### Timber, Mineral and Sporting Rights:

As far as we are aware the sale includes all timber, minerals and sporting rights that exist on the property.

## Local Authority:

Stafford Borough Council Civic Centre Riverside  
Stafford ST16 3AQ

## Solicitor:

Mr K Nagel, Squire Patton Boggs (UK) LLP  
148 Edmund Street, Birmingham, B3 2JR  
Tel: 01212223772  
Email: kevin.nagle@squirepb.com

## Method of Sale:

The property is to be sold by public auction on Wednesday 21st July 2021, at Uttoxeter Racecourse at 3pm.

## Deposit and Completion:

The successful bidder will be required to sign a Contract for the sale of the property immediately 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.

## Money Laundering Regulations:

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.

## Viewing:

By prior appointment with the selling agents.

## 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.



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