



ANNUAL SPRING COLLECTIVE SALE

335 Acres Of

EATING & MOWING GRASS

Situated in & around

UTTOXETER, STAFFORDSHIRE

FOR SALE BY AUCTION & PRIVATE TREATY
At The Blythe Inn Paddock, Grindley, Nr. Stafford, ST18 0LS.

On

WEDNESDAY 24th MARCH 2021 AT 6.00 PM

Covid 19 Regulations Will Apply. Social Distancing To Be Observed At All Times.
No Casual Observers.

Please contact the Uttoxeter office on 01889 562811 in order to arrange collection of
Plans if required or alternatively by telephoning AG Surveyors. (07814 444324).
Prospective purchasers are advised to obtain copies prior to viewing.

01889 562811

69 Derby Road, Uttoxeter, Staffs, ST14 8EB

CONDITIONS OF SALE

1. The Auctioneers' usual Conditions of Sale will be exhibited in the Saleroom, at 69 Derby Road, Uttoxeter during normal business hours beforehand and will be deemed to form with the under mentioned remarks and conditions, the Conditions of Sale. In case of inconsistency, the latter shall prevail.
2. The sale of grass keep shall be for the period given in the description of each lot.
3. All areas given are believed to be correct and no refund from the purchase price shall be made to the Purchaser should any discrepancy be discovered. The Licensee is deemed to have inspected the correct fields as detailed in the Sale Particulars.
4. The Purchase price due for the grass keep purchased shall be paid in full to the Auctioneers at the time of sale. No payment will mean no licence.
5. For the avoidance of doubt Sporting Rights are strictly excluded.
6. The Purchaser of grass keep will immediately after the sale sign a written agreement detailing the terms and conditions of the purchase. A copy of the relevant Agreement is available for inspection at the Auctioneers' offices.
7. The Licensee must be satisfied as to the condition of the boundary fences, hedges or walls prior to entering the land. The Licensee shall be responsible for ensuring the hedges, fences, walls, gates and other boundaries remain in no worse condition than they are at present and for overlooking his stock and preventing them from straying. The Licensor shall not be responsible for any loss or damage caused by stock straying.
8. All lots may be inspected at any reasonable time to suit prospective purchasers who must ensure that they have inspected the correct fields as detailed in the sale particulars. This is particularly relevant with regard to lots being offered for the first time this year. Plans are available on request from the Auctioneers.
9. For every lot the right is reserved for the Licensor to submit an application under the Basic Payment Scheme.
10. Prospective Licensees are advised to view a copy of the 2021 Licence which is available at the agent's office. Unless otherwise stated the term of the Licence will be 12th April 2021 to 31st October 2021.

ENTRIES TO DATE.

Lot 1 Land at Broomfields Farm, Kingstone, Uttoxeter. 27.18 Acres.

Lot 2 Land at Broomfields Farm, Kingstone, Uttoxeter. 27.62 Acres.

Lot 3 Land at Broomfields Farm, Kingstone, Uttoxeter. 40.96 Acres.

Grazing & Mowing. Mains Water. Preparatory Fencing Work & Chain Harrowing May Have Been Carried Out To This Land Prior To The Letting Start Date (Weather Permitting). Term 12th April to 31st October 2021

Lot 4 Land at Blounts Green, Uttoxeter. 7.5 Acres.

Grazing & Mowing. Term 12th April To 31st October 2021.

Lot 5 Land at Beamhurst, Uttoxeter. 17.50 Acres.

Cattle Grazing & Mowing. Mains Water. The Yard May Be Used During The Term Of The Licence To Aid Cattle Handling, Loading & Unloading. Term 12th April to 31st October 2021

Lot 6 Land at Doveleys, Nr. Ellastone, 35.00 Acres.

Mowing Only. Should The Licensee Wish To Graze This Land They Should Notify The Auctioneer And Ensure They Erect Their Own Temporary Fencing To The Land. Term 12th April To 31st October 2021.

Lot 7 Land At Bramshall Road, Uttoxeter. 7.5 Acres.

Grazing Or Mowing, Mains Water, Access Directly Off Bramshall Road. Term 12th April To 31st October 2021.

Lots 8 & 9 Land At Dayhills Farm, Milwich, Staffordshire.

Lot 8 North of The Farmyard, 29.22 Acres.

Lot 9 West Of The Farm Buildings – Up Track, 35.64 Acres

Grazing or Mowing. Natural Water.

Access Off The Uttoxeter to Stone Road Via The Farm Drive And Through The Yard. Term 12th April To 31st October 2021.

ANY LATE ENTRIES WILL BE ANNOUNCED IN THE DAYS RUNNING UP TO THE SALE.

AVAILABLE BY PRIVATE TREATY

**APPROXIMATELY 90 ACRES OF PRINCIPALLY MOWING LAND AT
ASHENCROFT FARM, WILSLOCK, UTTOXETER. – FOR FURTHER
DETAILS AND PLANS CONTACT ANDREW GAGIE 07814 444324.**

