



ANNUAL SPRING COLLECTIVE SALE

180 Acres Of EATING & MOWING GRASS

Situated in & around

UTTOXETER, STAFFORDSHIRE

FOR SALE BY AUCTION

At The Paddock Pavilion, Uttoxeter Racecourse.

On

WEDNESDAY 23rd MARCH 2022 AT 3.00 PM

Please contact the Bagshaws 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 2022 Licence which is available at the agent's office. Unless otherwise stated the term of the Licence will be 11th April 2022 to 31st October 2022.

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. Term 18th April to 31st October 2022.

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

Grazing & Mowing. Term 11th April To 31st October 2022.

Lot 5 Land At Bramshall Road, Uttoxeter. 7.5 Acres.

Grazing Or Mowing, Mains Water, Access Directly Off Bramshall Road. Term 11th April To 31st October 2022.

Lot 6 Land at Beamhurst, Uttoxeter. 13.1 Acres

**Cattle Grazing & Mowing. Natural Water.
Term 11th April to 31st October 2022.
Purchasers Note – No Use of The Yard This Season**

Lot 7 Land At Beamhurst, Uttoxeter – 7.1 Acres

**Mowing Only.
Term 11th April Until 31st October 2022.
Access – Via Cattle Building Yard Through To Rear Fields.**

Lot 8 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 11th April To 31st October 2022.

PRIVATE TREATY ENTRY

Lot 9 Land at Waldley Lane, Marston Montgomery. 10.5 Acres

Grazing Of Sheep/Cattle And Or Mowing. Mains Water. Term 11th April 2022 – 31st October 2022.

**ANY FURTHER LATE ENTRIES WILL BE ANNOUNCED AT THE
COMMENCEMENT OF THE AUCTION**