



810 Acres (327.8 ha) Of Straw in the Swath

**FOR SALE BY AUCTION
AT**

**PENKRIDGE MARKET,
PINFOLD LANE,
PENKRIDGE,
ST19 5AP**

**AT 6.30PM
THURSDAY 29TH JUNE 2023**

Plans available from Bagshaws LLP
Clovelly, Pinfold Lane
Penkridge, Stafford, ST19 5AP

CONDITIONS OF SALE

1. The Vendor undertakes to telephone the purchasers when their straw is ready for baling.
2. Purchasers should have removed all straw within 7 days of notification that the crop is ready for baling, unless other arrangements have been made with the vendor. If this rule is not adhered to the vendor reserves the right to chop the straw and/or plough it in.
3. Viewing is at any reasonable daylight hour, and where applicable lots will be marked out by painted stakes or cultivated strips.
4. All areas will be rounded down to the nearest $\frac{1}{4}$ of an acre on sale day.
5. All areas are believed to be correct and no refunds will be made if an area discrepancy is discovered.
6. The purchase price for the sale of straw is payable to the auctioneer on the sale date. No payment no sale.
7. **We are aware of concerns about the spread of resistant black grass/wild oats and buyers, sellers & their contractors are asked to do everything reasonably possible to avoid the spread of the weeds. Please ensure balers are empty on arrival at swath fields.**
8. The straw is sold subject to Messrs Bagshaws' official conditions of sale available for inspection at the company's office.

01785 716600

**Bagshaws Clovelly, Pinfold Lane, Penkridge,
ST19 5AP**

J Parrott – Dunston

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
1		4889	6.78	16.75	Spring Barley
2		0206	6.39	15.79	Winter Wheat
3		1045	6.04	14.92	Winter Oats
4		9722	6.97	17.22	Winter Wheat

Lot 1 - Follow the A449 out of Penkridge, towards Stafford for approximately 1.5 miles. Turn left down Swan Lane and continue for 0.2 miles, the field is on the right hand side, before the railway.

Lot 2 – Follow the directions as above, however, continue for a further 0.3 miles along the A449 out of Penkridge, just past the entrance for Home Farm, Dunston. The field gateway is located on the right directly off the A449.

Lot 3 – Follow the directions as above, however continue on the A449 and turn left in to Dunston Village and follow school lane for 0.6 miles, the gateway is on the left.

Lot 4 – Follow the directions as above however, stay on School lane for a further 0.2 miles, the gateway is on the left.

J Holt and Son – Dunston

LOT	FIELD NAME	FIELD NUMBER	HA	ACRE	CROP
5	School Field	SJ9218 6405	6.93	17	Winter Barley
6	Pooles Field	SJ9218 5839	10.7	26	Winter Barley
7	Ashflats	SJ9218 3240	25.94	64	Winter Wheat
8	River Field	SJ9318 2757	12.47	30	Winter Wheat

Lot 5&6 – Follow the A449 out of Penkridge, towards Stafford for approximately 2.5 miles. Turn left off the A449 directly opposite Dunston Dairy Farm's drive on to a farm track (the gates are just after the roundabout sign). Lot 5 can be seen to the left of the track and Lot 6 is to the right of the track.

Lot 7 - From the A449 proceed through Dunston village along School Lane. The land is on the right hand side immediately over the railway bridge.

Lot 8 – Follow the A449 out of Penkridge, continue past Dunston and over the M6 island to stay on the A449. Take the third exit (right) at the Stafford, Moss Pit roundabout for Acton Trussell. Proceed along Mill Lane, over the river bridge and the field is located on the right-hand side.

Holt Farms – Dunston

LOT	FIELD NAME	FIELD NUMBER	HA	ACRE	CROP
9	Justices	SJ9018 6004	15.22	38	Winter Wheat
10	Wheats	SJ9018 9058	22.00	54	Winter Barley
11	Jennifers	SJ9018 4564	6.00	15	Winter Barley

Lot 9 – Head out of Penkridge along the A449 towards Stafford, turn left into Dunston Village. Proceed through Dunston Village along School Lane for one mile and then turn right onto Long Lane at Dunston Heath. At the crossroads, turn left for Levedale and continue for 180 yards. The field is accessed on the left hand side just after the driveway for Toft Farm.

Lot 10 - Follow the directions as above, however at the cross roads, the field gateway is immediately on the right

Lot 11 – Follow the directions as per Lot 10, however at the cross roads proceed straight over from Long Lane and the gateway is on the right.

Holt Farms – Coppenhall

LOT	FIELD NAME	FIELD NUMBER	HA	ACRE	CROP
12	Butterhill	SJ9019 4503	9.91	24	Winter Barley
13	Sumners	SJ9019 2643	2.68	7	Winter Wheat
14	Brooks	SJ9019 4749	8.63	21	Winter Wheat
15	3 Corner	SJ9019 4871	2.59	6	Winter Wheat
16	Gorse	SJ9019 0784	8.50	21	Winter Wheat
17	Thorneyfields	SJ9020 5454	12.79	32	Winter Wheat

Lot 12 – Head out of Penkridge along the A449 towards Stafford, turn left into Dunston Village. Proceed through Dunston Village along School Lane and turn right into Long Lane at Dunston Heath. At the cross roads turn right towards Coppenhall. At the next cross road, turn left onto Church Lane. Continue past St Lawrence’s Church for 0.2 miles and the gateway is on the left.

Lot 13 – Follow the directions as above and continue past St Lawrence’s Church. Continue 140 yards past the gateway for Lot 12 and the gateway for Lot 13 is on the right.

Lot 14 – Follow the directions as above, however, shortly after St Lawrence’s Church, turn right onto the farm track. Lot 14 can be accessed directly from the track on the left.

Lot 15 – Follow the directions as per Lot 14, however after turning onto the farm track continue for 0.3 miles. The field is accessed directly off the farm track on the left.

Lot 16 – Follow the directions as above however, continue along the farm track past Lot 15. At the T, turn right and proceed for 0.2 miles, the field is on the left.

Lot 17 – Follow the directions as per Lot 12, however, at the Long Lane cross roads proceed straight (sign posted for Butterhill). Proceed for 1 mile then turn right at the T Junction on to Bigwood/ Thorneyfields Lane. Continue for 0.6 miles and the field is located on the right.

A J Busby Limited – Billington, Stafford

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
18	Stallbrook		10.7	26.44	Winter Wheat
19	Roughbanks (in 2 fields)		7.6	18.78	Winter Wheat
20	Bank		8.4	20.76	Winter Wheat
21	Parks		8.2	20.26	Winter Wheat
22	Thorney Fields		2.9	7.17	Winter Wheat

Lot 18 is Costello variety wheat and Lot 19-22 are all Lantern variety.

Lot 18 – Turn on to Derrington Lane off the A518 for 1 mile in to Derrington Village. From Derrington, take Crossing Lane off Blackhole Lane/Billington Lane. Immediately before the railway crossing, take the driveway straight on to the barn conversions at Stallbrook Hall Farm. Proceed past the farmhouse and alongside the railway. A track runs around the perimeter, follow the track to access the lot.

Lot 19 - Take Derrington Lane off the A518. Proceed approximately 200 yards and turn right along the track through the polytunnels. Continue straight ahead, passing irrigation pools and along the track through the solar panels. The field is located directly ahead, follow the track around the cherry trees in order to access both parts.

Lot 20 - From Stafford follow the A518 towards Haughton, Billington Farm is situated on the right-hand side, just past the turning for Derrington. Turn right, just past the drive for Billington Farm and into the Billington Industrial Park entrance. The field is accessed on the left just through the security gates.

Lot 21 - Follow the directions as above but turn left off the A518 before the turn for Billington Farm. The field is accessed over the track which runs along the roadside boundary. Lot 21 is located directly over the road from Lot 20.

Lot 22 - Follow the A518 towards Stafford and past Billington Farm, the field is located on the right-hand side just before the M6 bridge.

J R and I Mackellar – Amerton, Stafford

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
23	Praire	SK0028 0876	13.7	34	Winter Oats

Please note the acreage for Lot 23 reflects the total cropped area of the field.

Lot 23 – Follow the A518 out of Weston Cross roads and towards Uttoxeter for 2 miles. Turn left into Home Farm Chartley, just after the sign. Proceed along the tarmac drive and pass the farm buildings on the left. Continue along the drive before turning left onto a gravel track and into the field, after the brick wall (on the left). The link shows the gateway/ turn in for the fields on Google Maps - <https://maps.app.goo.gl/aK6zqKa2YK9MZtAN9>

J R and I Mackellar – Chartley

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
24	Cage Hill Bank	SK0127 0693	6.87	17	Winter Wheat
25	Railway	SK0127 0693	28.7	71	Winter Wheat

Please note the acreage for Lot 24&25 reflects the total cropped area of the field.

Lot 24 - Follow the A518 through Weston and towards Uttoxeter. Lot 24 is the first field on the right, just past the right turn for Stowe-by-Chartley. The field can be accessed on the right, off the A518 opposite the entrance for Home Farm. The link shows the gateway for the field on Google Maps - <https://maps.app.goo.gl/pE8Wu78xBtGyyzbC9>

Lot 25 - Follow the directions as above, however at the Home Farm entrance continue on the A518 for approximately 600 yards and turn right just past the house on the right, down a grass track and follow it down to Lot 25. The link shows the gateway/ turn in for the field on Google Maps - <https://maps.app.goo.gl/A1rMYKHrjCAgnvFK9>

A Collier Farms - Creswell

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
26				6	Winter Wheat
27				42	Winter Wheat

Lot 26 - Head towards Junction 14 of the M6 from Stafford. At the roundabout take the exit towards Eccleshall along the A5013 (Creswell Grove). Take a left before the first row of houses down a track towards the field (currently fenced off as part of a development).

For viewing, use the private drive to The Mount.

Lot 27 - Follow the directions as above however immediately after you take the second exit on to the A5013, turn right before the first house on the right, by the sign for Creswell Grove. Proceed up the track parallel to the slip road and there are double gates at the top to access the lot.

J H Hilderley and Sons – Creswell

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
28		2375	8.4	20.76	Winter Barley

Lot 28 - Head towards Junction 14 of the M6 from Stafford. At the roundabout take the exit towards Eccleshall along the A5013 (Creswell Grove). Continue along the A5013 for 1 mile, passing Creswell Farm. Immediately after the pair of semi-detached properties is a car park on the right. Viewers can park in the car park off the A5013 and utilise the gate to rear of the car park to access Lot 28 on foot. Access through an adjoining grass field will be granted to the successful purchaser.

A Collier Farms – Weston, Stafford

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
29				36	Winter Barley

Lot 29 - Take the A51 through Weston (towards Shirleywich) the field is located directly opposite the turning for Green Road and is on the left.

A Collier Farms – Ingestre

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
30	(In 3 fields)			70	Oil Seed Rape

Lot 30 – Head west out of Great Haywood, towards Ingestre along Mill Lane, at the sharp left hand bend continue straight for Ingestre on to Home Farm Court Road. Turn right into Ingestre Manor Farm’s Drive. Continue along the drive and past the house and paddocks, turn right into the yard after the paddock and towards the opening into the field at the top of the yard.