



# **1,000 Acres (404 ha) Of Wheat, Barley, & OSR Straw in the Swath**

**FOR SALE BY AUCTION  
AT ASTON FARM NORTH, SUDBURY, DE6  
5HG AT 6.00PM  
WEDNESDAY 5<sup>th</sup> JULY 2023**

Plans and contact numbers available from Bagshaws,  
69 Derby Road, Uttoxeter.

**01889 562811** – 69 Derby Road, Uttoxeter, Staffs, ST14 8EB

And

**07814 444324** – AG Surveyors, Unit D6, Bartonfields Centre, Church  
Broughton, Derbyshire, DE65 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.**
8. **Please ensure balers are empty on arrival at swath fields. Failure to do so could result in the sale of the straw being cancelled.**
9. The straw is sold subject to Messrs Bagshaws' official conditions of sale available for inspection at the company's office.

**LAND AT BENTLEY FIELDS FARM, ALKMONTON, DERBYSHIRE.**  
**(Directions are given from A515 at Cubley travelling North. Turn right on to Long Lane. Continue For About 1 Mile.**

**Lot 1** At the T Junction at Alkmonton turn left and turn left again into the drive for Bentley Fields Farm. Continue straight down the drive (do not turn in to the farmyard) The field is in front of you in the field corner

Winter Wheat **15.00 Acres**

**Lot 2** Travelling along Long Lane from Cubley this field is on the LHS adjacent to the public highway almost opposite Bentley Hall Barn

Winter Wheat **11.00 Acres**

**LAND AT 12 ACRES FARM, SUDBURY, DERBYSHIRE.**

**(Directions are given travelling from Uttoxeter to the A50 junction for A515 To Ashbourne) – Take the A515 North.**

**BALERS ARRIVING WITH FOREIGN STRAW INSIDE WILL BE  
TURNED AWAY AND ASKED TO RETURN WITH A CLEAN BALER  
TO AVOID BRINGING IN BLACKGRASS.**

**Lot 3** Take the drive to 12 Acres Farm and these 3 fields are accessible from the area around the farmyard.

Winter Wheat **44.80 Acres**

**Lot 4** These 3 fields are accessible from the layby on the A515 to the North of 12 Acres Farm, or from lot 3. Winter Wheat **50.90 Acres**

**Lot 5** Continue North on the A515 and these fields are accessible from the drive to the Coppice on the LHS or by turning left towards Marston Montgomery (just before Russells Tractors) and after half a mile there is a field entrance on the LHS. There are tracks around the Coppice to gain access to the 2 fields at the rear of the Coppice.

Winter Wheat **48.70 Acres**

**LAND AT MACKLEY HOUSE FARM, SUDBURY, DERBYSHIRE.**

**(Directions are given travelling from A50/A515 (East) roundabout Sudbury junction & travelling North along Aston Lane. Travel along Aston Lane For 1.5 miles then turn left into Muse Lane.**

**Lot 6** Travel along Muse Lane for about 1 mile and before the bends there is a double metal gate directly in front of you. It is 1 field.

“6 Row” Winter Barley **24.40 Acres**

**Lot 7** Take the same directions as for Lot 6 but go into Lot 6 and follow the field track down to the left. The field is across the brook. 1 Field.

“6 Row” Winter Barley **14.80 Acres**

**Lot 8** Travel along Muse Lane for about 1.5 miles going around 2 lots of sharp bends. Lot 8 is on the LHS just before Harehill House, it is 2 fields.

“6 Row” Winter Barley **27.40 Acres**

**LAND AT ASTON HOUSE FARM, SUDBURY, DERBYSHIRE.**

**Directions Are Given From The A50 Travelling From Uttoxeter Eastwards To The A50 Roundabout At Sudbury (A515 South To Lichfield).**

**Lot 9** After half a mile these 3 fields are on the LHS and RHS of the A515 before the River Dove Bridge Traffic Lights.

Winter Wheat **53.6 Acres**

**Lot 10** Turn left into the farm drive for Aston House Farm. The field is immediately on the RHS running up to Aston House Farmhouse. .

Winter Wheat **13.3 Acres**

**Lot 11** Turn left onto Leathersley Lane. There is a track on the RHS after 400 M. These fields (4) are either side of the farm track. One is on the RHS of the track and 3 are on the LHS of the track.

Winter Wheat **56.1 Acres**

**Lot 12** Turn left onto Leathersley Lane. There is a track on the RHS after 400 M. Go all the way down the track and it is the last field, & the one next to it, on the LHS just before the railway line.

Winter Wheat **31.5 Acres**

**Lot 13** Use the entrance to Leathersley Lane Farm and these 3 fields are to the rear of the farmyard.

Winter Wheat **32.4 Acres**

**LAND AT TURFLANDS FARM, FOSTON, DERBYSHIRE.**

**Lot 14** Take the drive to Turflands Farm and go through the farmyard, passed the farm buildings and this field is behind the farmyard.

Winter Wheat      **18.0 Acres**

**Lot 15** Lot 15 is accessed off Scropton Lane and it is easiest to approach it from Scropton Village. The land is on the LHS immediately after Firs Farm Nursery.

Spring Barley      **30.0 Acres**

**LAND AT BISHOPS HILL FARM, NEWBOROUGH.**

**(Directions are given travelling South on A515)**

**Lot 16** Turn right onto Duffield Lane, towards Newborough, and these 2 fields can be accessed from the first gateway on the LHS of Duffield Lane.

Winter Wheat      **24.5 Acres**

**Lot 17** Turn right onto Duffield Lane, towards Newborough, and these 4 fields can all be accessed from the 2<sup>nd</sup> gateway on the LHS along Duffield Lane. There are also additional roadside gateways if necessary.

Winter Wheat      **25.5 Acres**

**Lot 18** This field is on the RHS of the A515 just after the Mitre Crossroads. There is a roadside gateway straight off the A515 on the RHS.

Winter Wheat      **15.75 Acres**

**Lot 19** Take the left turn at the Mitre Crossroads and these 3 fields are on the LHS & can be accessed from a roadside gateway about 100 M from the junction. before the farm drive entrance. The 3 fields lead off one another.

Spring Barley      **28.5 Acres**

**Lot 20** These 4 fields are accessed either from the A515 or by going along Pipey Lane and using the gateway on the RHS.

Winter Oilseed      **43.3 Acres**

**LAND AT CHURCH FARM, KINGSTONE, UTTOXETER.**  
**(Travelling South On The B5013 From Uttoxeter Towards Abbots**  
**Bromley).**

- Lot 21** About half a mile after passing the Old Red Cow Pub crossroads there is an acute junction back on yourself on the RHS. Turn right on to Holly Lane and continue for another half a mile. A set of double metal gates on the LHS lead into Lot 21. Lot 21 is slightly to the left through the gates. Oilseed Rape **55.0 Acres**
- Lot 22** Adjacent to Lot 21. Go through the same double metal gates off Holly Lane and Lot 22 is directly in front of you. 2 fields of Winter Wheat Winter Wheat **54.0 Acres**
- Lot 23** Travel into Kingstone village and turn left by the village hall on to Church Lane. The entrance to Church Farm is on the LHS after about 400m. Lot 23 is the field of Spring Barley on the LHS of the farm drive just after the corn store buildings. Spring Barley **16.0 Acres**
- Lot 24** As for Lot 23, this field is just after Lot 23 on the LHS after the band of trees. Winter Wheat **9.0 Acres**
- Lot 25** As for Lots 23 & 24 but this Spring Barley is on the RHS of the farm track just after passing the corn store. Spring Barley **17.0 Acres**
- Lot 26** As for Lot 25 but further along the farm track on the RHS. Winter Wheat **16.0 Acres**
- Lot 27** As for Lot 23-26 but continue along Church Lane passed the farm entrance. After about 200m more there is a field entrance on the LHS beside a public footpath. This gateway leads into Lot 27. Oilseed Rape **18.0 Acres**
- Lot 28** As for Lot 27, this field is just after Oilseed Rape field further around the wood. Winter Barley **25.0 Acres**

**LAND AT HAMMERWICH & EDIAL, LICHFIELD, STAFFORDSHIRE.**

**Travelling South From Lichfield On The Walsall Road.**

**Lot 29** Leaving Lichfield on the Walsall Road (A 461) turn right at the roundabout on to the A 5190 signposted to Burntwood. These 2 fields are both on the LHS, either side of Peters Lane, after a further mile. Both have field gates on to the A 5190.

Winter Barley      **40.4 Acres**

**Lot 30** Continue on the A461 straight on at the Burntwood roundabout and after half a mile turn right for Hammerwich on Coppice Lane. Continue in to the village (under the railway bridge). In the village turn left on to Pingle Lane and then left on to Overton Lane. The gateway is on the LHS opposite some new houses.

Winter Barley      **17.9 Acres**

**Lot 31** Opposite the entrance to Lot 30 go into Coppy Nook Lane and the gateway is soon on the RHS.

Winter Barley      **33.4 Acres**

**Detailed plans available by post/email – Contact Bagshaws/AG Surveyors.**

**LATE ENTRIES TO FOLLOW**