



## **ANNUAL SPRING COLLECTIVE SALE**

# **92 Acres Of EATING & MOWING GRASS**

Situated in & around

**UTTOXETER, STAFFORDSHIRE**

**FOR SALE BY AUCTION**

**At The Grindley Sale Field, The Blythe, Kingstone, Uttoxeter**  
**(Postcode ST18 0LT).**

On

**WEDNESDAY 26<sup>th</sup> MARCH 2025 AT 6.00 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 or email [andrew@agsurveyors.co.uk](mailto:andrew@agsurveyors.co.uk)).

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 Sustainable Farming Incentive. If relevant, the licence will state any SFI actions on the land.
10. Prospective Licensees are advised to view a copy of the 2025 Licence which is available at the agent's office. Unless otherwise stated the term of the Licence will be 14<sup>th</sup> April 2025 to 31<sup>st</sup> October 2025.

**ENTRIES TO DATE.**

**Lot 1 Land at Blounts Green, Uttoxeter. 7.5 Acres.**

Grazing & Mowing. Access off the B5013. Term 14<sup>th</sup> April to 31<sup>st</sup> October 2025.

**Lot 2 Land At Bramshall Road, Uttoxeter. 7.5 Acres.**

Grazing & Mowing, Mains water, Access directly off Bramshall Road. Term 14<sup>th</sup> April to 31<sup>st</sup> October 2025.

**Lot 3 Land at Beamhurst, Uttoxeter. 13.1 Acres**

Cattle Grazing & Mowing. Natural Water.  
Access – Off A522 at Beamhurst.  
Term 14<sup>th</sup> April to 31<sup>st</sup> October 2025.  
Purchasers Note – No use of the yard this season

**Lot 4 Land At Beamhurst, Uttoxeter – 7.1 Acres**

Mowing Only.  
Term 14<sup>th</sup> April to 31<sup>st</sup> October 2025.  
Access – Off Watery Lane via cattle building yard through to rear fields.

**Lot 5 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 14<sup>th</sup> April To 31<sup>st</sup> October 2025.  
Access – Off the B5032 (the bottom gated entrance to Doveleys Estate).

**Lot 6 Land at Newborough, Nr. Hoar Cross, Staffordshire. 21.7 Acres**

Mowing &/Or Grazing, Mains Water.  
Term 14<sup>th</sup> April 2025 – 31<sup>st</sup> October 2025.  
Access - Access directly from Yoxall Road.

**Lot 7 Land At Beamhurst, (Hay Barn Field) – 2.71 Acres**

Mowing &/Or Grazing. Term 14<sup>th</sup> April to 31<sup>st</sup> October 2025.  
Access – Off Watery Lane via farmyard. Grazier to erect fencing if grazing.

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