



**980 Acres (400 ha) Of  
Wheat, Spring Barley &  
Winter Barley Straw in the  
Swath & Baled Wheat Straw.**

**FOR SALE BY AUCTION  
AT ASTON FARM NORTH, SUDBURY, DE6  
5HG AT 6.00PM  
TUESDAY 8<sup>th</sup> JULY 2025**

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 ASTON FARM NORTH, SUDBURY, DERBYSHIRE.**

**(Directions are given travelling from Uttoxeter to the A50 roundabout Sudbury/Aston/Lichfield A515 Junction) – Take the first exit from the roundabout on to Aston Lane.**

**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** About 400M along Aston Lane there is a metal gate on the LHS accessing a farm track. Lot 3 is 2 fields immediately on the LHS of the track.

Winter Barley **18.77 Acres**

**Lot 4** These 2 fields can also be accessed from the above farm track but they are the first 2 arable fields on the RHS of the track. There is also access to these fields directly off Aston Lane a bit further along the lane.

Winter Barley **24.45 Acres**

**Lot 5** Take the farm track leading to lot 3 and these 2 fields are the 2 fields on the LHS of the track after those in Lot 3.

Winter Barley **29.75 Acres**

**Lot 6** Take the farm track again and this single field is on the RHS of the farm track after lot 4. This field also has its own access directly off Aston Lane.

Winter Barley **26.68 Acres**

**Lot 7** Take the farm track and continue along it passed lots 3, 4, 5 & 6. Lot 7 is the last 2 fields beside the farm track, one field on the LHS and 1 field on the RHS of the farm track.

Winter Barley **27.57 Acres**

**Lot 8** Continue along Aston Lane for half a mile (800m) and there is a field entrance on the RHS. This lot is 2 fields (shown as 4333 & 6114 on the plan). There is a wide opening in to the second field from the first field.  
Winter Barley **28.66 Acres**

**Lot 9** Continue along Aston Lane for about 500m & turn right towards Aston Cottages and there is a field entrance almost immediately on the LHS. Alternatively this field is accessible from Lot 8.  
Winter Barley **17.04 Acres**

**LAND AT MACKLEY FARM, SUDBURY, DERBYSHIRE.**  
**(Directions are given travelling from Uttoxeter to the A50 roundabout Sudbury/Aston/Lichfield A515 Junction) – Take the first exit from the roundabout on to Aston Lane.**

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

**Lot 10** Continue along Aston Lane for one and a half miles, then turn left in to Muse Lane and travel for three quarters of a mile. There is a set of double metal gates directly in front of you at a right hand corner. This is the access to lot 10.  
Winter Wheat **24.46 Acres**

**Lot 11** Directions as for Lot 10 but continue along Muse Lane for a further half a mile (800 M). The access to Lot 11 is on the LHS. It is 2 fields.  
Winter Wheat **27.40 Acres**

**LAND AT BISHOPS HILL FARM, NEWBOROUGH.**  
**(Directions are given travelling South on A515)**

**Lot 12** These 2 fields are 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 **35.00 Acres**

**Lot 13** 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 14** 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 **25.0 Acres**

**Lot 15** These 2 fields are accessed either from the A515 or by going along Pipey Lane (The Concrete Road) and using the gateway on the RHS.

Winter Wheat      **20.0 Acres**

**Lot 16** These 3 fields are accessed via Lot 15, either from the A515 or by going along Pipey Lane (The Concrete Road) and using the gateway on the RHS.

Winter Wheat      **22.0 Acres**

**Lot 17** Take the left turn at the Mitre Crossroads and this single field of winter wheat is immediately on the LHS. Alternatively it is accessed from Lot 15 and Lot 16

Winter Wheat      **9.0 Acres**

**Lot 18** This single field of winter barley is accessed by going along Pipey Lane (The Concrete Road) and using the gateway on the RHS.

Winter Barley      **15.25 Acres**

**Lot 19** This single field of winter barley is around the farm buildings and is accessed through lot 15 using the access off Pipey Lane (The Concrete Road).

Winter Barley      **7.00 Acres**

**Lot 20** These 2 fields of spring barley are accessed by turning right at the Mitre Crossroads towards Newborough and after about 500M there is a gateway on the LHS.

Spring Barley      **5.0 Acres**

**LAND AT RYKNELD ROAD, FINDERN, DERBYSHIRE.**  
**(Directions From The Findern/Littleover Junction On The A38).**

**Lot 21** After leaving the A38 take the Littleover turning onto Rykneld Road. After 200 M cross over the carriageway on to the Southbound carriageway. These 4 fields of winter wheat are accessed via a double metal gateway on the LHS of this carriageway.

Winter Wheat      **30.0 Acres**

**Lot 22** After leaving the A38 take the Littleover turning onto Rykneld Road. The road becomes a single carriageway and after about 650 M there is a gap in the houses on the right hand side leading to these 3 fields of winter wheat.

Winter Wheat      **20.0 Acres**

**STRAW AROUND RODSLEY, DERBYSHIRE.**

**The vendor would prefer the purchasers of lots 23 to 28 to use Tony Sessions Of Midland Ag Contractors to bale this straw. Further details available from AG Surveyors (07814 444324)**

**LAND AT RODSLEY LANE.**

**Lot 23** These 6 fields of winter wheat are located off Rodsley Lane, mid way between Yeaveley and Rodsley villages. (What 3 Words – lime.annotated.user) The land is on the South side of the lane.

Winter Wheat      **42.0 Acres**

**LAND AT HEATHY CLOSE FARM.**

**Lot 24** 4 fields of winter wheat at Heathy Close Farm. Travelling East on Long Lane turn right just before Longford Hall. Continue on this lane for about 600M and the entrance to these fields is on the LHS just after the fishing ponds and before the farm drive.(What 3 Words – decisions.sharp.grant)

Winter Wheat      **27.0 Acres**

**Lot 25** As for lot 24 but a bit further along the same lane, just after the farm drive this lot is 4 fields of spring barley. (What 3 Words – yourself.longingly.frowns)

Spring Barley      **27.0 Acres**

**LAND OFF SHIRLEY LANE.**

**Lot 26** Travelling East from Rodsley village along Shirley Lane towards Shirley village these 8 fields of Winter Barley are on the LHS (What 3 Words – snuggled.afraid.flag)

Winter Barley      **60.0 Acres**

**Lot 27** As for Lot 26 but these 3 fields of winter barley are on the opposite side of the road from lot 26 (What 3 Words – archduke.noting.plans)

Winter Barley      **32.0 Acres**

**Lot 28** As for Lots 26 and 27 but nearer to Rodsley village the entrance to these 2 fields is on the RHS just after Honeysuckle Farm (What 3 Words – flamenco.stressed.tastings)

Spring Barley      **10.0 Acres**

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

- Lot 29**      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 29. Lot 29 is slightly to the left through the gates.  
Spring Barley      **53.0 Acres**
- Lot 30**      Adjacent to Lot 29. Go through the same double metal gates off Holly Lane and Lot 30 is directly in front of you. 1 field of Spring Barley  
Spring Barley      **34.0 Acres**
- Lot 31**      Travel into Kingstone village and turn left by the village hall on to Church Lane. The entrance to Kingstone Hall Farm is on the LHS after about 400m. Lot 31 is the field of Spring Barley on the LHS of the farm drive just after the corn store buildings.  
Spring Barley      **14.0 Acres**
- Lot 32**      As for Lot 31, this field is just after Lot 31 on the LHS after the band of trees.  
Spring Barley      **8.0 Acres**
- Lot 33**      As for Lots 31 & 32 but this Spring Barley is on the RHS of the farm track just after passing the corn store.  
Spring Barley      **15.0 Acres**
- Lot 34**      As for Lot 33 but further along the farm track on the RHS.  
Spring Barley      **15.0 Acres**
- Lot 35**      As for Lot 31 – 34 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 35.  
Spring Barley      **32.0 Acres**

**LAND NEAR LICHFIELD, STAFFORDSHIRE.**

**LAND AT LICHFIELD ROAD, SHENSTONE WOOD END (NEAR  
BLAKE STREET ROUNDABOUT)**

**Lot 36** Travel South from the A38/M6 Toll road, passed Shenstone as far as Blake Street Roundabout. Straight on at the roundabout and the land is on the LHS (3 fields)

Winter Barley      **36.0 Acres**

**LAND OFF BULLMOOR LANE, HILTON, LICHFIELD**

**Lot 37** Travelling West on the A5 towards Muckley Corner roundabout, take the left turn on to Cranebrook Lane just before Muckley Corner. The first field is on the LHS just before crossing over the M6 toll road. For the other 4 fields continue along Cranebrook Road to the T junction with Bullmoor Lane, turn left on to Bullmoor Lane and the fields are immediately on the RHS.

Winter Barley      **34.0 Acres**

**BALED WINTER WHEAT STRAW**

**RANGEMORE ESTATE, BURTON ON TRENT.**

**423 Acres – Winter Wheat Straw – Baled in 4ft x 3ft square bales.  
To be sold in suitable sized lots. Located in numerous fields around the  
Estate land including Home Farm & Highlands Park Farm.**

**LATE ENTRIES**

**STRAW AT WESTON, STAFFORD – EITHER SIDE OF THE A51 NEAR  
WESTON & INGESTRE.**

**Lot 38** Travel South on the A51 passed Weston village. Lot 38 is on the LHS as you leave the village behind the old chapel

Winter Wheat      **11.0 Acres**

**Lot 39** Travel South on the A51 passed Weston village. Lot 39 is on the RHS just after leaving the village.

Spring Barley      **26.0 Acres**

**Lot 40** Travel South on the A51 & turn right into Great Haywood. Turn right at the mini roundabout into Mill Lane and carry on until turning



right for Ingestre Stables and Ingestre Golf Club. Keep going passed the golf course and Ingestre Stables and then turn right onto Trent Walk. Access to the fields is on the LHS through a set of double metal gates behind a band of trees.

Winter Wheat      **20.0 Acres**

**Lot 41**      Travel South on the A51 & take the directions for Lot 40. Lot 41 is the field of wheat after lot 40. Take care passing through the field with horses in it.

Winter Wheat      **22.0 Acres**