



**BAGSHAWS** EST 1871

Land • Property • Livestock

# **630 Acres (254.96 ha) Of Straw in the Swath**

**FOR SALE BY AUCTION  
AT**

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

**AT 6.30PM  
TUESDAY 1<sup>st</sup> JULY 2025**

### **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. Purchasers should satisfy themselves as to the condition of each lot prior to attending the auction to bid. Viewing can take place at any reasonable daylight hour, and where applicable lots will be marked by field posters, 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.**
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 Holt and Son – Dunston

LOT	FIELD NAME	FIELD NUMBER	HA	ACRE	CROP
1	Canal Field	SJ9318 0147		30	Winter Wheat
2	Pooles Field	SJ9218 5839		26	Winter Wheat
3	School Field	SJ9218 6405		17	Winter Wheat
4	Ashflats	SJ9218 3240		64	Winter Barley
5	Marsh Field	SJ9218 0427		59	Winter Wheat

**Lot 1** – 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 at the fork in the road, turn left along Roseford Lane, the field is located on the right-hand side.

**Lot 2&3** – 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 2 can be seen to the right of the track and Lot 3 is to the left of the track.

**Lot 4** – Follow the A449 out of Penkridge and turn left into Dunston village along School Lane. Continue over the railway bridge and the gateway is on the right-hand side.

**Lot 5** – Follow the directions as above, however after passing over the railway bridge, turn right after the row of properties and continue along the dirt track. The field is directly ahead.

### J Parrott – Dunston

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
6	Pit Field	SJ9217 7124		14.5	Winter Barley (Armadillo variety)
7	Birches	SJ9117 9722		17	Winter Wheat

**Lot 6** - Follow the A449 out of Penkridge for approximately 2 miles. The gateway to Lot 6 is on the left-hand side directly off the A449, after Home Farm, Dunston and before the Vistry/ Zerographic Office Building.

**Lot 7** - Follow the directions as above, however, continue for a further 0.5 miles along the A449 out of Penkridge, and turn left in to Dunston Village and follow school lane for 0.8 miles, the gateway is on the left.

### Holt Farms – Mitton

LOT	FIELD NAME	FIELD NUMBER	HA	ACRE	CROP
8	Levedale	SJ8915 5776		15	Spring Barley
9	Mitton	SJ8915 1120		39	Winter Wheat

**Please note the acreage for Lot 8 reflects the area of Spring Barley planted in the field, with the remainder being cropped with beans – ONLY the Spring Barley straw is for sale.**

**Lot 8** – Follow the A449 out of Penkridge, towards Stafford, turn left onto Levedale Road. At Levedale turn left at the T Junction signposted for

Mitton. After 0.2 miles at the grass triangle, the field gates are on the left-hand side.

**Lot 9** – Follow the directions as above, continue for 0.5 miles after taking the left turn towards Mitton and the field is on the left.

### **Holt Farms – Dunston**

LOT	FIELD NAME	FIELD NUMBER	HA	ACRE	CROP
10	Wheats	SJ9018 9058		54	Winter Wheat
11	Jennifers	SJ9018 4564		12	Winter Wheat

*Please note the acreage for Lot 11 reflects the established area of crop in the field, with the vendor having made a deduction for the estimated unestablished areas.*

**Lot 10** – Follow the A449 out of Penkridge (towards Stafford) and turn left onto Levedale Road. Continue along Levedale Road for 3.2 miles, at the crossroads, the field gateway is immediately on the right

**Lot 11**– Follow the directions as per Lot 10, however at the crossroads turn left, signposted towards Butterhill. Continue for 70 yards and the gateway is on the right.

### **Holt Farms – Coppenhall**

LOT	FIELD NAME	FIELD NUMBER	HA	ACRE	CROP
12	Butterhill	SJ9019 4503		23	Winter Wheat/ Spring Barley
13	Buildings	SJ9019 7674		29	Winter Wheat
14	Far Long	SJ9019 2589		20	Winter Wheat
15	Near Long	SJ9019 0784		20	Winter Wheat

*Please note the acreage for Lot 12 reflects the established area of crop in the field, with the vendor having made a deduction for the estimated unestablished areas. Also, in relation to Lot 12, the field was originally sown with Winter Wheat and then with Spring Barley due to poor crop establishment.*

**Lot 12** – Follow the directions as per Lot 10&11, however at the crossroads turn left, signed posted towards Butterhill. Continue along the lane for 0.6 miles before turning right onto Church Lane, signposted for Coppenhall. Continue along church lane for 350 yards and the gateway is on the right.

**Lot 13** – Follow the directions as above, however continue past the gateway for lot 12 for a further 300 yards before turning left onto the farm track. Lot 13 can be accessed directly ahead, off the track.

**Lot 14** – Follow the directions as above however, continue along the farm track past Lot 13. At the T, turn left and proceed for 175 yards, the field is on the right.

**Lot 15** - Follow the directions as above however, at the T, the field is located immediately ahead.

### J R and I Mackellar – Amerton, Stafford

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
16	H2 Prairie	SK0028 0876		50	Spring Oats
17	A2 Beehive	SJ9928 8039		12.75	Winter Wheat
18	A3 Pondarosa	SJ9928 7215		20.14	Winter Wheat

**Lot 16-18** – Follow the A518 out of Weston Crossroads and towards Uttoxeter for 1 mile. Turn left onto Moorleys Lane before Amerton Farm. Follow Moorleys Lane for 0.5 miles, the gateway for all three lots is on the right into Lot 17 (Beehive). The link shows the gateway/ turn in for the fields on Google Maps - <https://maps.app.goo.gl/3wfv86JETkGL4kM57>  
Lot 16 (Prairie) and Lot 18 (Pondorosa) can be accessed via following the headlands of Lot 17 (Beehive) and passing through the gateways in the boundary hedges.

### J R and I Mackellar – Chartley

LOT	FIELD NAME/LOCATION	FIELD NUMBER	HA	ACRE	CROP
19	Cage Hill Bank	SK0127 0693		17	Winter Wheat
20	Opposite Castle	SK9032 8195		24	Winter Wheat
21	Railway	SK0127 0693		67	Winter Wheat

***Please note the acreage for Lot 20&21 reflects the cropped area of the field, with the vendor having made a deduction for the estimated areas where drainage works have taken place.***

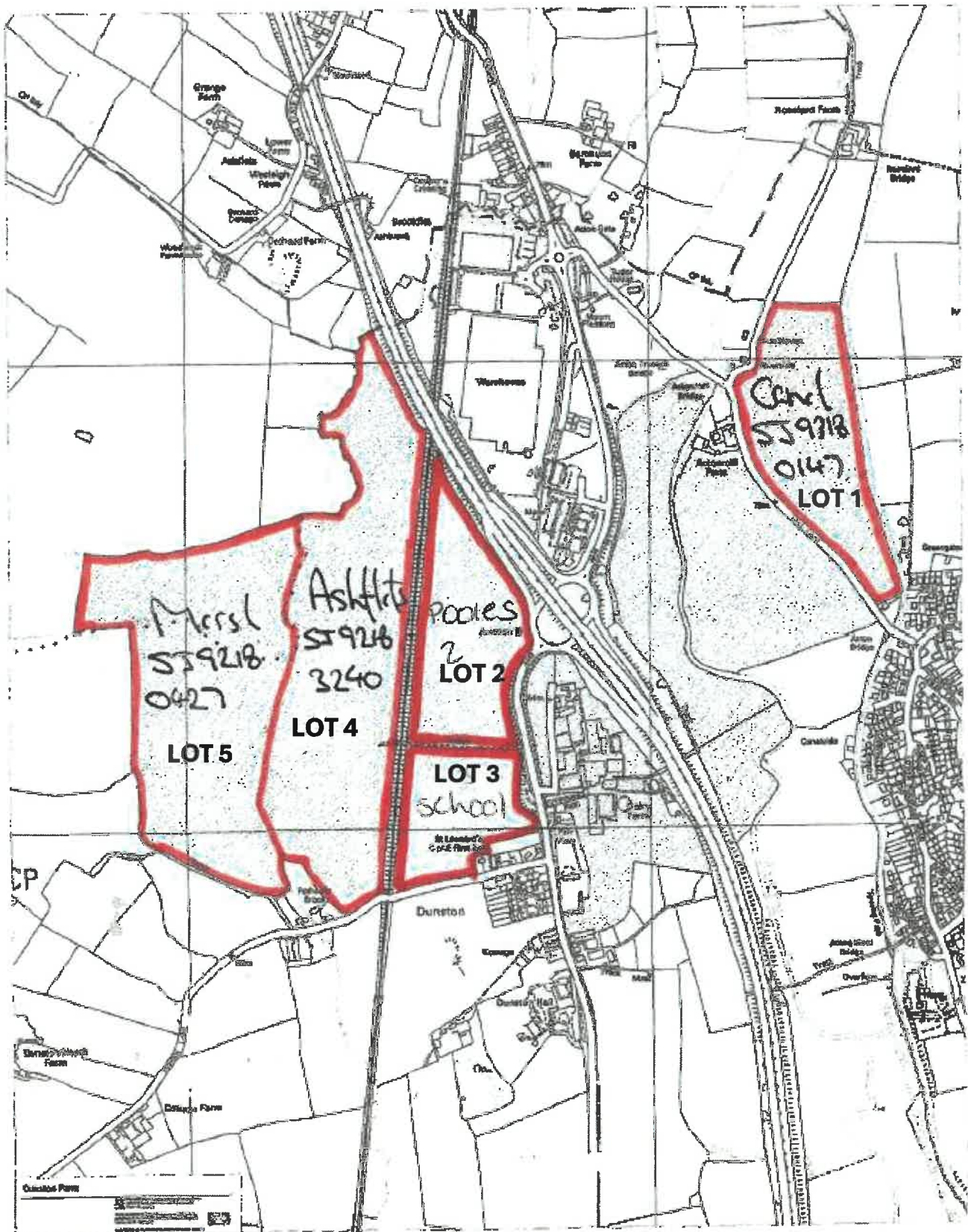
**Lot 19** - Follow the A518 through Weston and towards Uttoxeter. Lot 19 is the first field on the right, just past the right turn for Station Road/ Stowe-by-Chartley. The field can be accessed on the right, off the A518 opposite the entrance for Home Farm. The link shows the gateway for the fields on Google Maps - <https://maps.app.goo.gl/pE8Wu78xBtGyyzbC9>

**Lot 20** - Follow the directions as above, however once turned off the A518 into Lot 19, Lot 20 is on the left.

**Lot 21** - Follow the directions as above, however, follow the west headland of Lot 20, proceed past the spinney and Lot 21 is directly ahead.

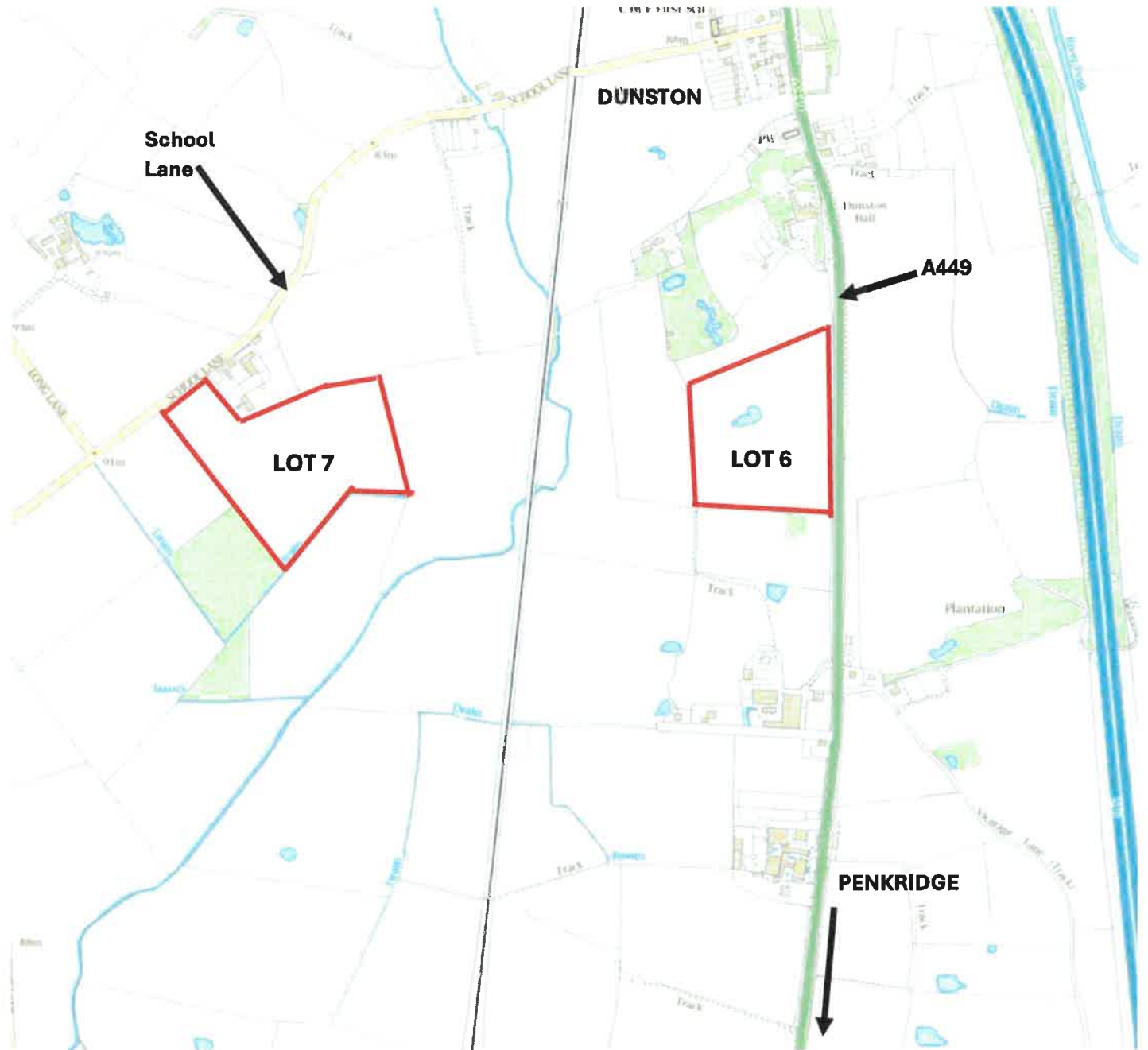


## LOTS 1-5



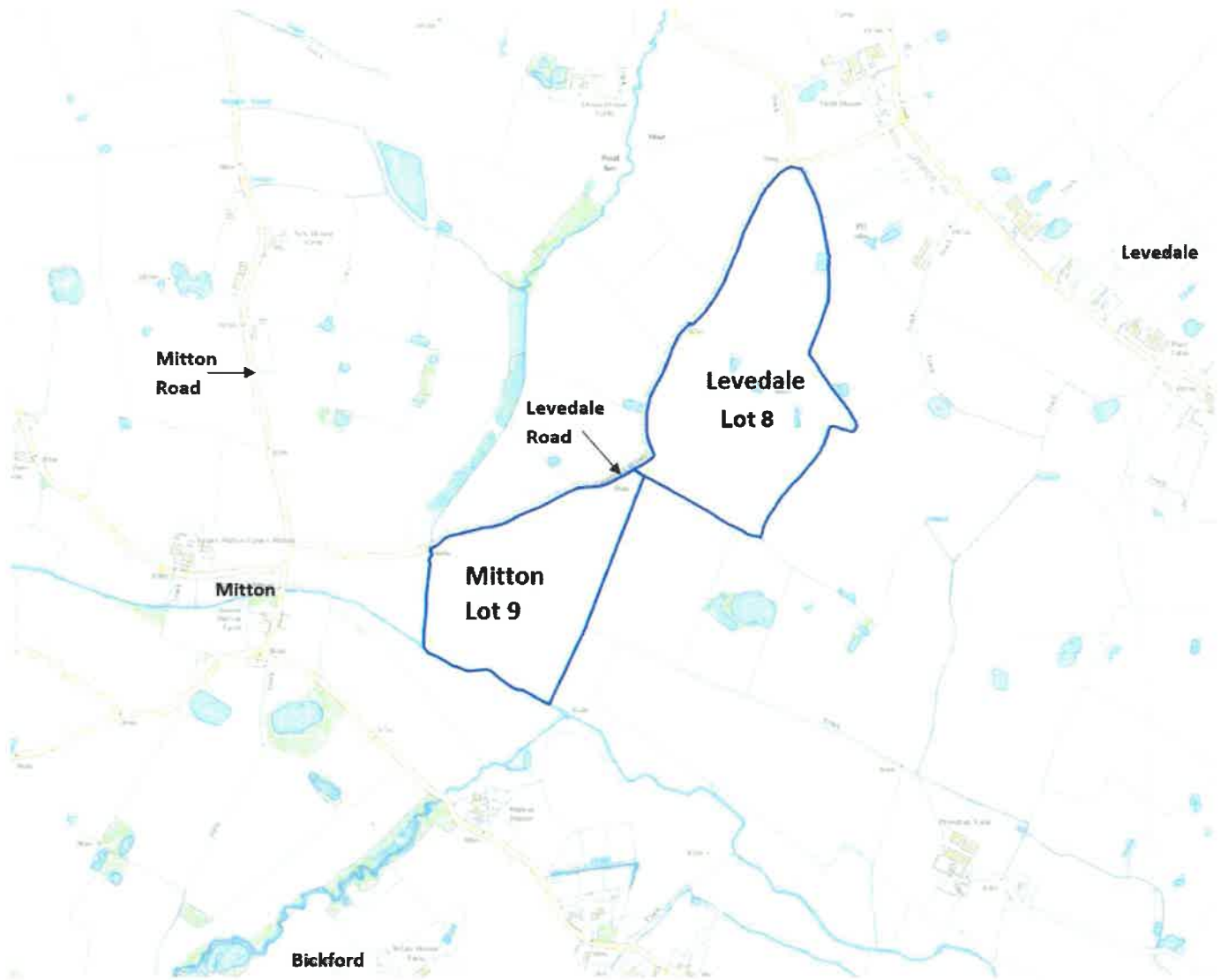
**J PARROTT – DUNSTON**

**LOTS 6&7**



# HOLT FARMS – MITTON

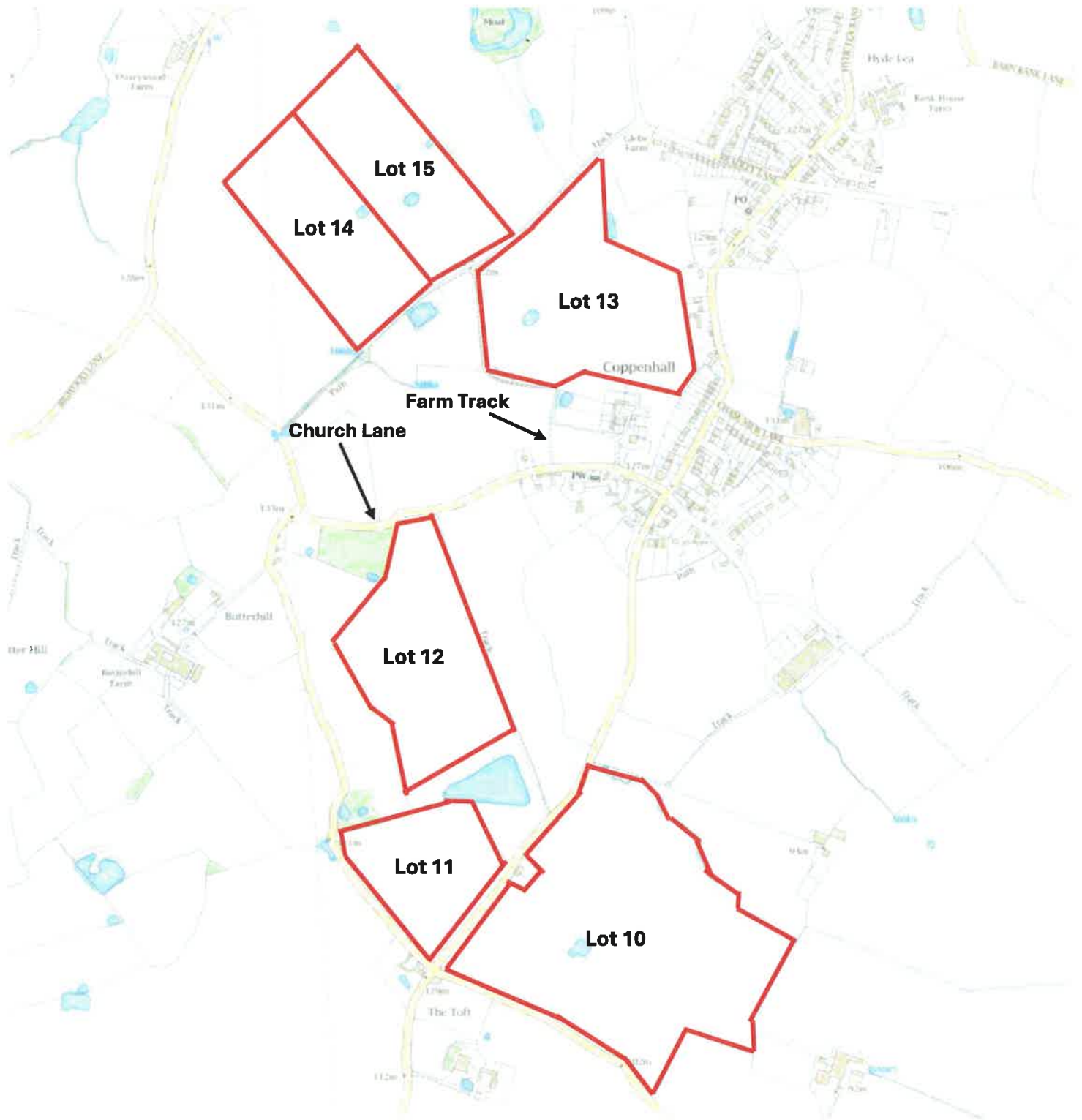
## LOTS 8&9





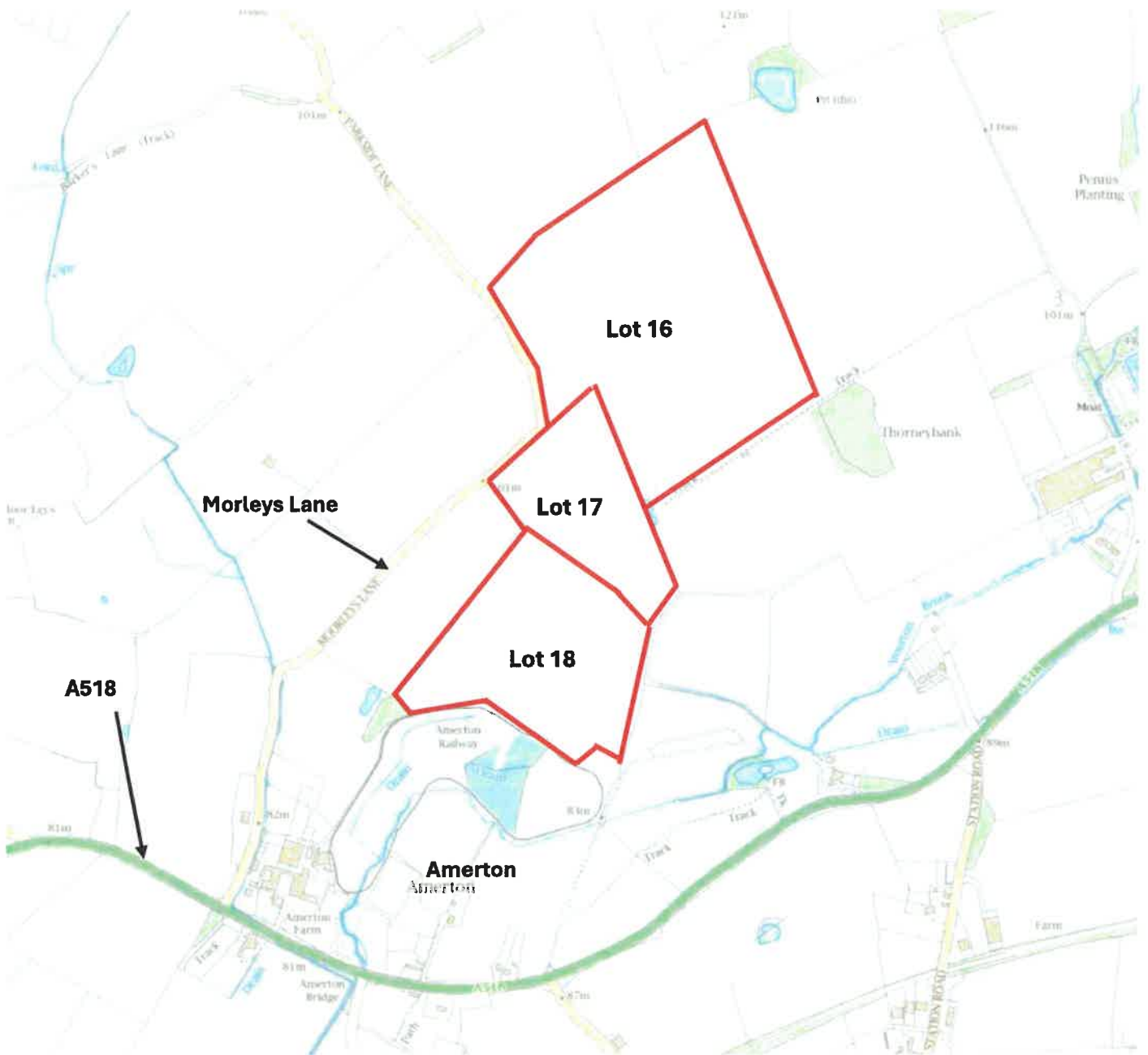
# HOLT FARMS – DUNSTON AND COPPENHALL

## LOTS 10-15



# J R & I MACKELLAR – AMERTON

## LOTS 16-18



# J R & I MACKELLAR – CHARTLEY

## LOTS 19-21

