



## **ANNUAL SPRING COLLECTIVE SALE**

# **161 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

**TUESDAY 24<sup>th</sup> MARCH 2026 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 2026 Licence which is available at the agent's office. Unless otherwise stated the term of the Licence will be 15<sup>th</sup> April 2026 to 31<sup>st</sup> October 2026.

## **ENTRIES TO DATE.**

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

Grazing & Mowing. Access off the B5013. Term 15<sup>th</sup> April to 31<sup>st</sup> October 2026.

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

Grazing & Mowing, Mains water, Access directly off Bramshall Road. Term 15<sup>th</sup> April to 31<sup>st</sup> October 2026.

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

Cattle Grazing & Mowing. Natural Water.  
Access – Off A522 at Beamhurst.  
Term 15<sup>th</sup> April to 31<sup>st</sup> October 2026.  
Purchasers Note – No use of the yard this season

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

Mowing Only.  
Term 15<sup>th</sup> April to 31<sup>st</sup> October 2026.  
Access – Off Watery Lane via cattle building yard through to rear fields.

### **Lot 5 Land At Beamhurst, (Hay Barn Field) – 2.71 Acres**

Mowing &/Or Grazing. Term 15<sup>th</sup> April to 31<sup>st</sup> October 2026.  
Access – Off Watery Lane via farmyard. Grazier to erect fencing if grazing.

### **Lot 6 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 15<sup>th</sup> April To 31<sup>st</sup> October 2026.  
Access – Off the B5032 (the bottom gated entrance to Doveleys Estate).

### **Lot 7 Land at Rectory Farm, Checkley, Staffordshire. 42.6 Acres (Behind the New Broom Pub).**

Mowing – A maximum of 3 cuts may be taken. Arrangements for inputs can be agreed with the Licensor's agent (AG Surveyors).  
The Licensor would like to agree with the Licensee a date to spray the land for docks during the term of the licence.  
Term 7<sup>th</sup> April 2026 – 15<sup>th</sup> September 2026.  
Access - Access directly from A522 via double metal gates.

### **Lot 8 Land at Rectory Farm, Checkley, Staffordshire. 33.5 Acres (Adjacent to Lot 7)**

Mowing – A maximum of 3 cuts may be taken. Arrangements for inputs can be agreed with the Licensor's agent (AG Surveyors).

**Term 7<sup>th</sup> April 2026 – 15<sup>th</sup> September 2026.**

**The Licensor would like to agree with the Licensee a date to spray the land for docks during the term of the licence.**

**Access - Access directly from A522 via double metal gates and over a short track through lot 7.**

**Lot 9 Land at Rectory Farm, Checkley, Staffordshire. 12.45 Acres (Opposite Lot 7)**

**Mowing – A maximum of 3 cuts may be taken. Arrangements for inputs can be agreed with the Licensor’s agent (AG Surveyors).**

**This lot is 3 fields.**

**Term 7<sup>th</sup> April 2026 – 15<sup>th</sup> September 2026.**

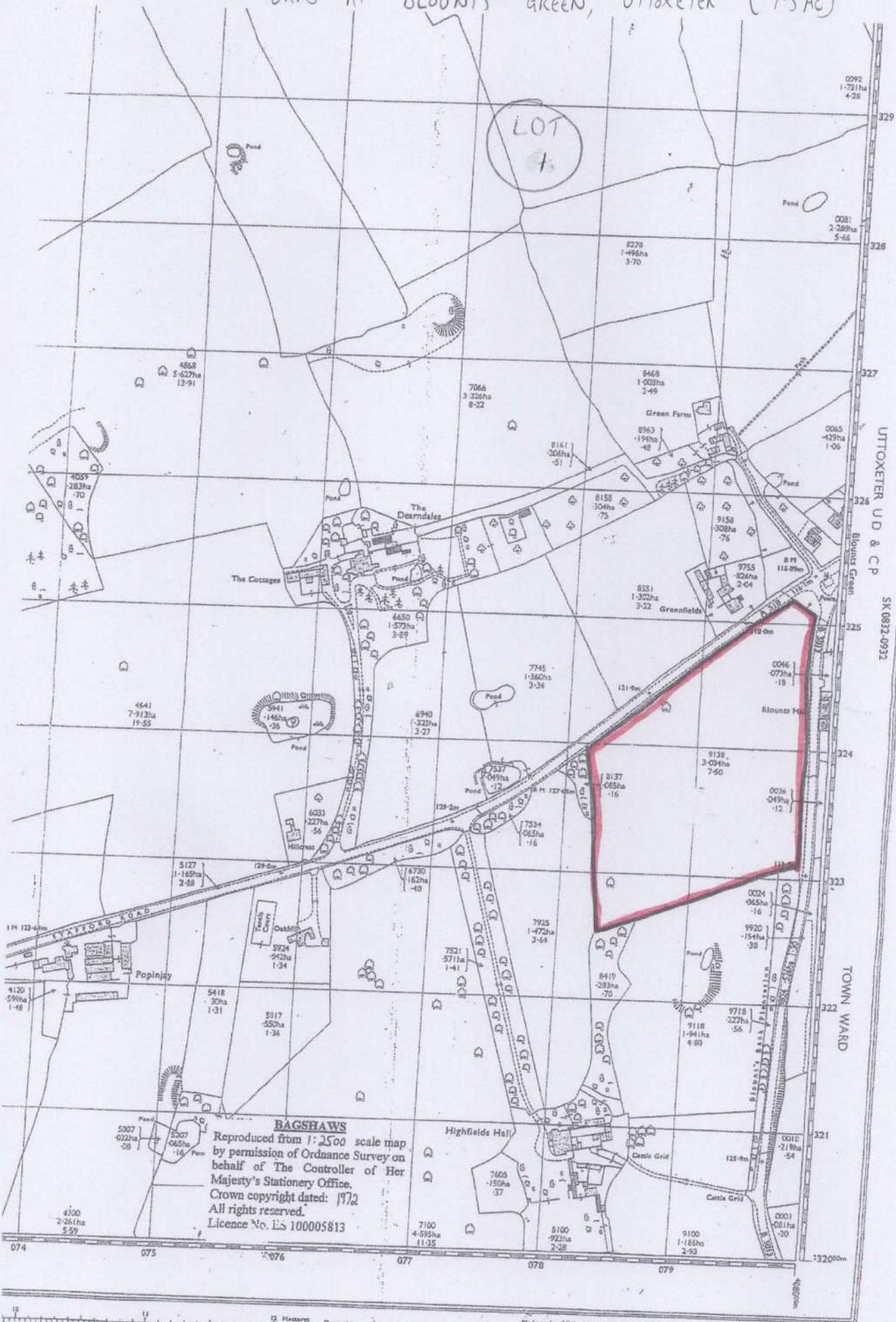
**The Licensor would like to agree with the Licensee a date to spray the land for docks during the term of the licence.**

**Access - Access directly from A522 via double metal gates.**

**LATE ENTRIES.**

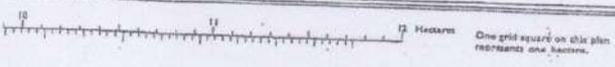
**ANY FURTHER LATE ENTRIES WILL BE ANNOUNCED AT THE COMMENCEMENT OF THE AUCTION**

# LAND AT BLOUNTS GREEN, UTTOXETER (7.5Ac)



LOT 1

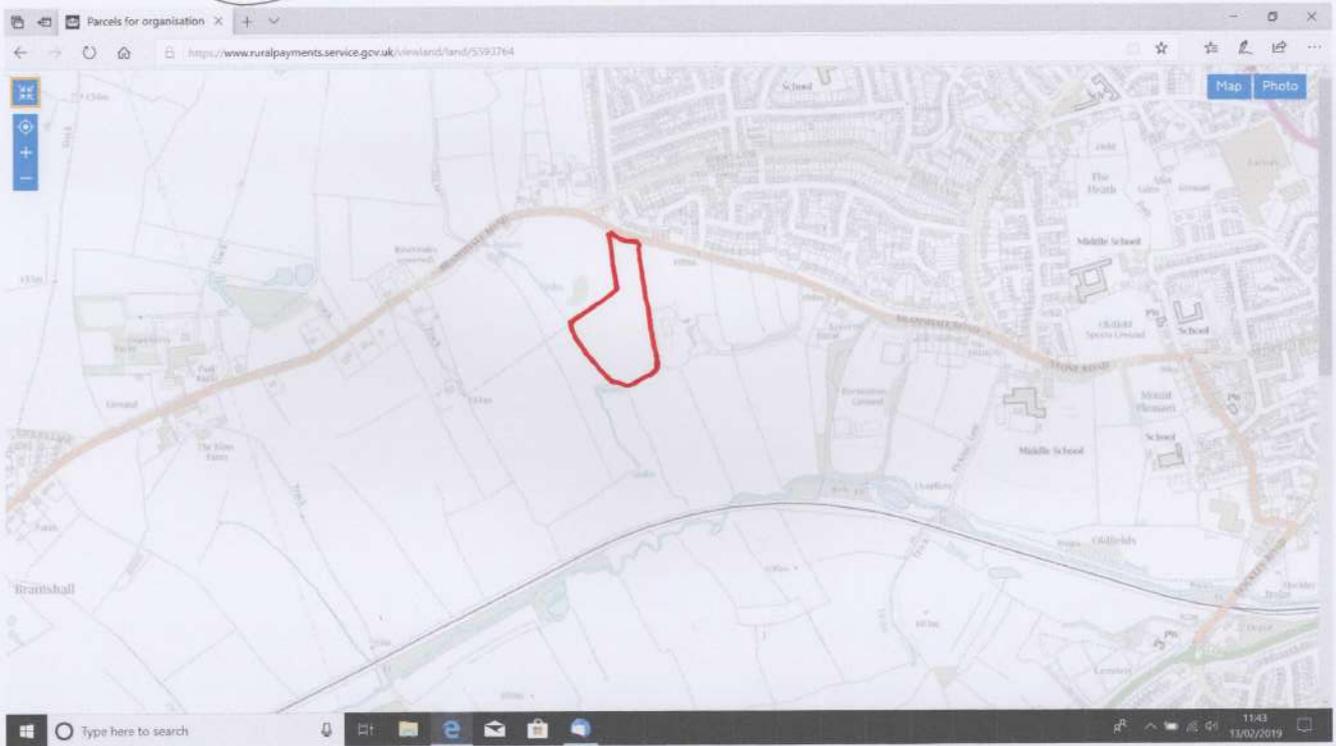
**BAGSHAW'S**  
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 ABC&T

0092 1.731ha 4-28  
 0081 2.289ha 5-66  
 0065 4.29ha 1-06  
 0046 0.77ha 1-18  
 0036 0.49ha 1-12  
 0024 0.65ha 1-16  
 9920 1.54ha 3-38  
 9718 2.27ha 4-56  
 9118 1.84ha 4-80  
 0010 2.19ha 5-54  
 0001 0.01ha 2-00  
 132000m  
 488000m  
 TOWN WARD  
 SK 0832-0932  
 UTTOXETER UD & CP  
 Blounts Green

LOT 2 LAND AT BRAMSHALL ROAD, UTOXETER (7.5Ac)



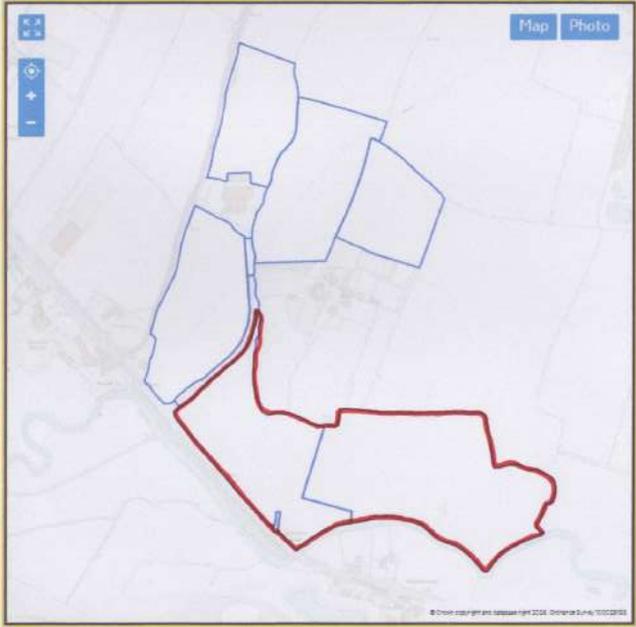
Lot 3 BEAHHURST 13.1 ACRES

Business overview - Rural Payment x Parcels for organisation - Rural Payment x +

https://www.ruralpayments.service.gov.uk/viewland/land/5466386

Import favourites New tab

<a href="#">SK06352697</a>	0.01	Permanent Grassland	0.01
<a href="#">SK06351721</a>	1.76	Permanent Grassland	1.76
<a href="#">SK06351813</a>	0.17	Permanent Grassland	0.09
<a href="#">SK06352304</a>	2.00	Permanent Grassland	2.00
<a href="#">SK06352326</a>	0.04	Permanent Grassland	0.04
<a href="#">SK06352342</a>	1.17	Permanent Grassland	1.17
<a href="#">SK06353036</a>	1.78	Permanent Grassland	1.78
<a href="#">SK06353933</a>	1.10	Permanent Grassland	1.10
<a href="#">SK06354301</a>	3.32	Permanent Grassland	3.32
<a href="#">SK08311680</a>	2.54	Permanent Grassland	2.54
<a href="#">SK08312882</a>	0.03	Permanent Grassland	0.03
<a href="#">SK08313275</a>	0.89	Permanent Grassland	0.88
<a href="#">SK08313380</a>	0.05	Permanent Grassland	0.05
<a href="#">SK08314957</a>	9.05	Permanent Grassland	8.99
<a href="#">SK09325689</a>	0.17	Other	
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<a href="#">SK09326088</a>	0.26	Permanent Grassland	0.26
<a href="#">SK11411663</a>	0.23	Permanent Grassland	0.23
<a href="#">SK11411887</a>	5.61	Permanent Grassland	5.61
<a href="#">SK11413280</a>	0.12	Permanent Grassland	0.12
<a href="#">SK11413682</a>	0.10	Permanent Grassland	0.10
<a href="#">SK11415172</a>	8.63	Permanent Grassland	8.63



Map Photo

This was valid from 01/01/2010

**Is this information up to date?**

If you have already asked us to make changes to information about your land, they might not show here yet.

9°C

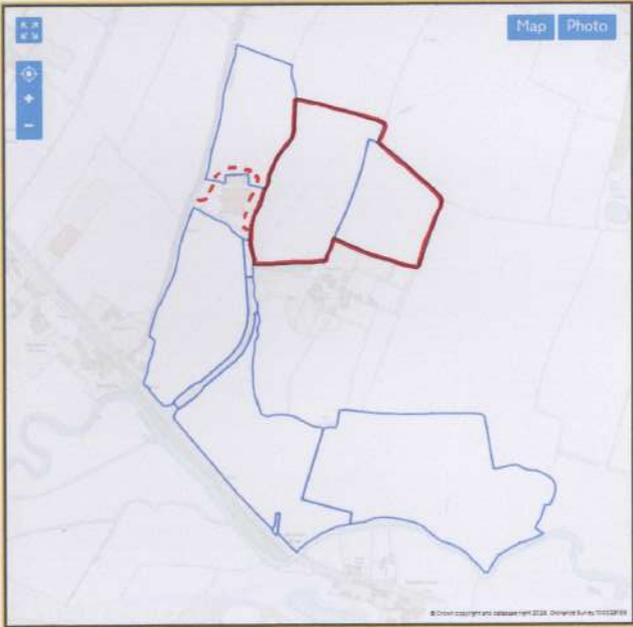
LOT 4 BEAMHORST 7.1 ACRES

Business overview - Rural Payments x Parcels for organisation - Rural Payments x +

https://www.ruralpayments.service.gov.uk/viewland/land/5466386

Import favourites New tab

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<a href="#">SK0636 2342</a>	1.17	Permanent Grassland	1.17
<a href="#">SK0636 3036</a>	1.78	Permanent Grassland	1.78
<a href="#">SK0636 3933</a>	1.10	Permanent Grassland	1.10
<a href="#">SK0636 4301</a>	3.32	Permanent Grassland	3.32
<a href="#">SK0831 1680</a>	2.54	Permanent Grassland	2.54
<a href="#">SK0831 2882</a>	0.03	Permanent Grassland	0.03
<a href="#">SK0831 3275</a>	0.89	Permanent Grassland	0.88
<a href="#">SK0831 3380</a>	0.05	Permanent Grassland	0.05
<a href="#">SK0831 4957</a>	9.05	Permanent Grassland	8.99
<a href="#">SK0932 5689</a>	0.17	Other	
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<a href="#">SK0932 6088</a>	0.26	Permanent Grassland	0.26
<a href="#">SK1141 1663</a>	0.23	Permanent Grassland	0.23
<a href="#">SK1141 1887</a>	5.61	Permanent Grassland	5.61
<a href="#">SK1141 3280</a>	0.12	Permanent Grassland	0.12
<a href="#">SK1141 3682</a>	0.10	Permanent Grassland	0.10
<a href="#">SK1141 5172</a>	8.63	Permanent Grassland	8.63



Map Photo

This was valid from 01/01/2010

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9°C

LOT 5 - BEAMHURST - 2.71 ACRES.

Business overview - Rural Payments x Parcels for organisation - Rural Pa x +

https://www.ruralpayments.service.gov.uk/viewland/land/5466386

Import favourites | New tab

<a href="#">SK0635 2697</a>	0.01	Permanent Grassland	0.01
<a href="#">SK0636 1721</a>	1.76	Permanent Grassland	1.76
<a href="#">SK0636 1813</a>	0.17	Permanent Grassland	0.09
<a href="#">SK0636 2304</a>	2.00	Permanent Grassland	2.00
<a href="#">SK0636 2326</a>	0.04	Permanent Grassland	0.04
<a href="#">SK0636 2342</a>	1.17	Permanent Grassland	1.17
<a href="#">SK0636 3036</a>	1.78	Permanent Grassland	1.78
<a href="#">SK0636 3933</a>	1.10	Permanent Grassland	1.10
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<a href="#">SK0831 1680</a>	2.54	Permanent Grassland	2.54
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<a href="#">SK0831 3280</a>	0.05	Permanent Grassland	0.05
<a href="#">SK0831 4957</a>	9.05	Permanent Grassland	8.99
<a href="#">SK0932 5689</a>	0.17	Other	
<a href="#">SK0932 6085</a>	0.19	Permanent Grassland	0.17
<a href="#">SK0932 6088</a>	0.26	Permanent Grassland	0.26
<a href="#">SK1141 1663</a>	0.23	Permanent Grassland	0.23
<a href="#">SK1141 1887</a>	5.61	Permanent Grassland	5.61
<a href="#">SK1141 3280</a>	0.12	Permanent Grassland	0.12
<a href="#">SK1141 3682</a>	0.10	Permanent Grassland	0.10
<a href="#">SK1141 5172</a>	8.63	Permanent Grassland	8.63



Map Photo

This was valid from 01/01/2010

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9°C

LOT 6 - DOVELETS, ELLASTONE 35 Ac.

Business overview - Rural Payments x Parcels for organisation - Rural Pay x +

https://www.ruralpayments.service.gov.uk/viewland/land/5466386

Import favourites New tab

<a href="#">SK0635 2097</a>	0.01	Permanent Grassland	0.01
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<a href="#">SK0636 1813</a>	0.17	Permanent Grassland	0.09
<a href="#">SK0636 2304</a>	2.00	Permanent Grassland	2.00
<a href="#">SK0636 2329</a>	0.04	Permanent Grassland	0.04
<a href="#">SK0636 2342</a>	1.17	Permanent Grassland	1.17
<a href="#">SK0636 3036</a>	1.78	Permanent Grassland	1.78
<a href="#">SK0636 3933</a>	1.10	Permanent Grassland	1.10
<a href="#">SK0636 4301</a>	3.32	Permanent Grassland	3.32
<a href="#">SK0831 1680</a>	2.54	Permanent Grassland	2.54
<a href="#">SK0831 2882</a>	0.03	Permanent Grassland	0.03
<a href="#">SK0831 3275</a>	0.89	Permanent Grassland	0.88
<a href="#">SK0831 3380</a>	0.05	Permanent Grassland	0.05
<a href="#">SK0831 4957</a>	9.05	Permanent Grassland	8.99
<a href="#">SK0932 5689</a>	0.17	Other	-
<a href="#">SK0932 6085</a>	0.19	Permanent Grassland	0.17
<a href="#">SK0932 6088</a>	0.26	Permanent Grassland	0.26
<a href="#">SK1141 1663</a>	0.23	Permanent Grassland	0.23
<a href="#">SK1141 1887</a>	5.61	Permanent Grassland	5.61
<a href="#">SK1141 3280</a>	0.12	Permanent Grassland	0.12
<a href="#">SK1141 3682</a>	0.10	Permanent Grassland	0.10
<a href="#">SK1141 5172</a>	8.63	Permanent Grassland	8.63



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**Is this information up to date?**  
If you have already asked us to make changes to information about your land, they might not show here yet.

10°C Rain

Search

# Parcel details

LOT 7 - RECTORY FARM, CHECKLEY 42.6 Ac.

JH & J SALT & SONS

Parcel ID: SK0338 2111

This is a summary of the land parcel information Rural Payments currently holds for this land.

Summary

BPS eligible area (ha)	17.24
Total area (ha)	17.31



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# Parcel details

LOT 8 - RECTORY FARM, CRECHLEY 33.5 Ac

JH & J SALT & SONS

Parcel ID: SK0338 5109

This is a summary of the land parcel information Rural Payments currently holds for this land.

Summary

BPS eligible area (ha)	13.58
Total area (ha)	13.83



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LOT 9 - RECTORY FARM, CHECKLEY 12.45 AC.

