



Land at Willslock

Uttoxeter, Staffordshire



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Staffordshire

ST14 8QZ



Lot 1: 11.78 ac

Lot 2: 4.79 ac

An excellent opportunity to purchase a total of approximately 16.57 acres (6.706 hectares) of Grade 3 agricultural land in Willslock, just south of Uttoxeter.

For Sale as a whole or in up to 2 Lots.

Lot 1 has recently been reseeded back to grassland and Lot 2 is a permanent pastureland field.

The block is suited to either mowing or grazing for both agricultural or equestrian buyers alike, with each of the lots benefitting from direct road access via gateways off the B5013 and private water supplies to troughs.

Guide Price:

Lot 1: 11.78 acres (4.767 hectares) £125,000

Lot 2: 4.79 acres (1.938 hectares) £65,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Location:

The land is situated off the B5013 in the hamlet of Willslock to the north of the village of Kingstone, Staffordshire. It is situated approximately 2.6 miles south of the market town of Uttoxeter, 14.2 miles north east of the town of Stafford and 19.6 miles south east of Stoke on Trent.

What3Words: ///dorms.suiting.keeps

Lot 1: 11.78 acres (4.767 hectares)

Lot 1 comprises a single parcel of agricultural land currently within an arable rotation. The land benefits from gated roadside access from the B5013. There is a mains water trough located on the land.

Lot 2: 4.79 acres (1.938 hectares)

Lot 2 comprises a single parcel of pastureland. Access to the land is taken from the B5013 from the adjoining fields gateway which will be included in the sale of Lot 2, as included in the attached plan. There is a mains water trough on the land.

Directions:

From Uttoxeter, take the A518 out of Uttoxeter towards Stafford, at the junction turn right onto B5013, at the roundabout take the 2nd exit, continue for approximately 1.5 miles, the land is located on the right hand side indicated by our for sale board.

Overage Clause:

The land is proposed to be sold subject to an overage clause for a period of 25 years at 25% uplift over the agricultural value triggered on the implementation of or the disposal of the property with planning permission for any non-agricultural or non-equestrian development.

Services:

We understand there is a mains water connection to a field trough on both lots of land. Prospective purchasers must satisfy themselves as to the availability and suitability of any services. The water supply serves land retained by the vendor and therefore the purchaser must pay for the provision and installation of a sub meter following completion.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

The Mineral, Sporting and Timber rights are included with this property, as far as they exist.

Rights of Way, Wayleaves and Easements:

We are not aware of any public rights of way over the land. The land is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fencing:

The purchaser of Lot 2 is required to erect a stock proof boundary fence along the points marked A – B on the sale plan within 2 months of completion.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Method of Sale:

The land is for sale by Informal Tender, with the closing date for all tender forms to be submitted being noon 11th August 2026. All tenders must be received by Bagshaws Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by **11th August 2026** at 12 Noon.

It should be noted the vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the seller's absolute discretion.

To request a tender form, please contact the selling agent.

Vendor's Solicitors:

Knights, The Brampton, Brampton Road, Newcastle-Under-Lyme, ST5 0QW—Jenny Hampson 01782 619225

Local Authority:

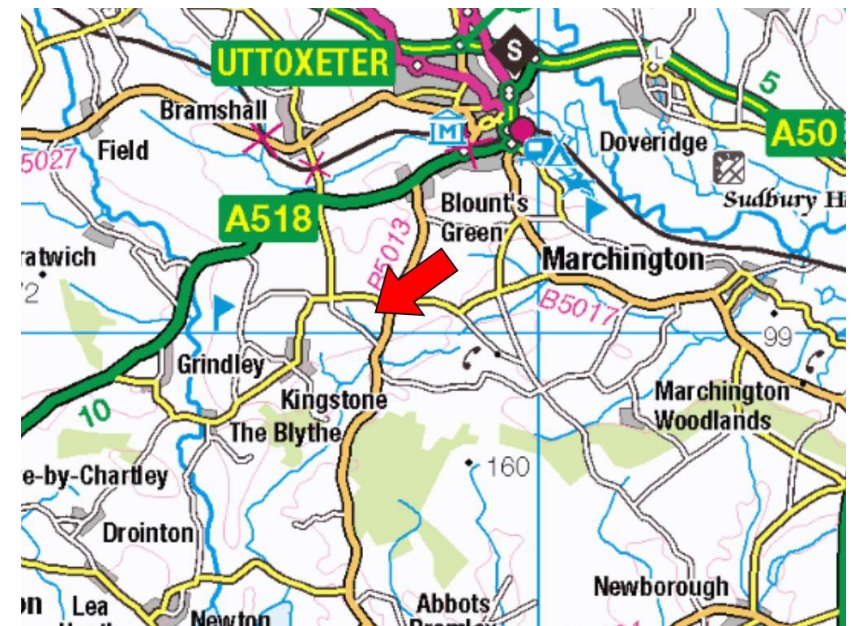
East Staffordshire Borough Council, Town Hall, Burton upon Trent, Staffordshire, DE14 2EB Tel: 01283 508000.

Money Laundering Regulations:

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. Proof of Identification and Proof of Residence. The documentation collected is for this purpose only and will not be disclosed to any other party.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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