



Land forming part of Weston Meres Farm

Maer, Newcastle-under-Lyme



Land forming part of Weston Meres Farm

Maer, Newcastle

Staffordshire



182.65ac

An opportunity to purchase approximately 182.65 acres (73.94 hectares) of agricultural accommodation land formerly part of Weston Meres Farm, Maer, available in 6 lots.

Lot 1 - 15.39 acres (6.24 hectares)

Lot 2 - 39.19 acres (16.13 hectares)

Lot 3 - 30.26 acres (12.24 hectares)

Lot 4 - 40.28 acres (16.30 hectares)

Lot 5 - 33.22 acres (13.44 hectares)

Lot 6 - 23.83 acres (9.64 hectares)

For sale by auction at 7:30pm on Wednesday 26th March 2025 at The Stone House Hotel, Stafford Road, Stone, ST15 0BQ

Auction Guide Price:

In excess of £10,000 per acre



Ashbourne Office - 01335 342201



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Lot 1

Indicated edged light green on the plan and extends to 15.39 acres (6.24 hectares). It is a productive single field in maize stubble situated to the south of the road with two gated access points.



Lot 2

Edged blue on the plan, extends to 39.91 acres (16.13 hectares). The lot comprises of two fields with an access from the roadway across Lot 3. They are currently in grass and maize stubble. There is a supply of spring water on this land which currently also serves the remainder of the farm.



Lot 3

Edged red on the plan fronts the Maer Lane. It is formed by two fields and is split by the access to Lot 2 and the purchaser will have a right of way over this access. The fields extend to 12.59 & 17.67 acres, a total of 30.26 acres (12.24 hectares).



Lot 4

Edged purple on the plan, it extends to 40.28 acres (16.30 hectares). It includes a substantial slurry store which may also if required have the facility to become a reservoir. It is all down to grass.



Lot 5

Edged orange on the plan and extends to 33.22 acres (13.44 hectares). This lot is approached from the roadway along an unadopted road and is partially in maize stubble and part in grass. There are two small areas of woodland together with a wildlife pond on the land.



Lot 6

Edged dark green on the plan, extends to 23.83 acres (9.64 hectares). It has a mains water supply which is currently disconnected. It is approached from Haddon lane and is all down to grass.

Auctioneers' Comments:

The land is offered for sale on the instructions of Mrs Dianne Beddall following the recent passing of her husband. Richard Beddall formerly kept pigs and the farm was renowned for the production of heavy crops of grass. This has continued over recent years when the land has been let. It has also produced good crops of forage maize. The land will be offered for sale in 6 lots as indicated on the sale plan.

The farm house together with the set of traditional buildings, together with the balance of the land on the farm will be offered for sale later in 2025.

Directions:

From the north and the junction of the A53 and A51 at Blackbrook turn south towards Stone and after a 1/4 mile turn right towards Maer. Pass through the village and the land is situated on either side of the road indicated by the agent 'For Sale' sign.

Alternatively on the A513 Eccleshall to Newcastle Road, take the turning into the village of Cotes Heath adjacent to the church. Follow this road through Standon and onto Maer Lane. Follow this road for 2 miles and the land is, again, is on either side of the road indicated by the agent 'For Sale' sign just before Maer village.

The postcode for the farm for use with satnav is ST5 5EF.

What Three Words ///sharper.activates.reunion**Services:**

Mains water is available at Lot 6 although the trough has been disconnected and the supply turned off.

Water is available on Lot 2 via a spring supply and this continues to feed troughs on other lots. The continuation of this supply cannot be guaranteed on the balance of the land after the sale.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

The sporting and timber rights are included within the sale, as far as they exist.

Viewing:

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

Rights of Way, Wayleaves and Easements:

A footpath crosses the land adjacent to the boundary leading from Maer Lane to land in other ownership.

A water supply pipe crosses Lot 1 as does a telephone cable. Electricity supplies on poles also cross the land.

We are not aware of any other footpaths or similar across the land.

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Method of Sale:

The land is to be offered for sale in lots by Public Auction. This will be held at The Stone House Hotel at 7:30pm on Wednesday 26th March 2025. The sale which will be subject to conditions and prior sale. The land will be sold in lots indicated.

Fencing:

A post and rail fence will be erected between points A & B to segregate Lot 4 from the retained land.

A post and netting fence will be constructed between points C & D, separating portions of Lots 2 & 4.

Further post and netting fences will be constructed across Lot 3 to provide access to Lot 2 and this will continue onto through the gate and across the eastern portion of the field currently forming part of Lot 4.

The fences across Lot 3 will be 8 metres apart and will include sets of double gates opposite each other at a point between the existing field gate and the first set of marker

posts (about 20m) to be agreed with the purchaser.

Vendor's Solicitors:

Messrs Bowcock & Pursaill
Joy Hancock acting.
9-11 Carter Street, Uttoxeter, ST14 8HB
Tel: 01889 568888

Local Authority:

Newcastle-under-Lyme Borough Council,
Castle House, Barracks Road, Newcastle-under-Lyme ST5 1BL
Tel: 01782 717717

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer.

Legal completion of the sale will be on the 23rd April 2025, or earlier by arrangement.

Provision will be made for those wishing to enter onto the land, prior to completion, to carry out agricultural operations, including reseeding and fertilising as operations only but will not be deemed to be taking of possession.



Money Laundering Regulations 2017:

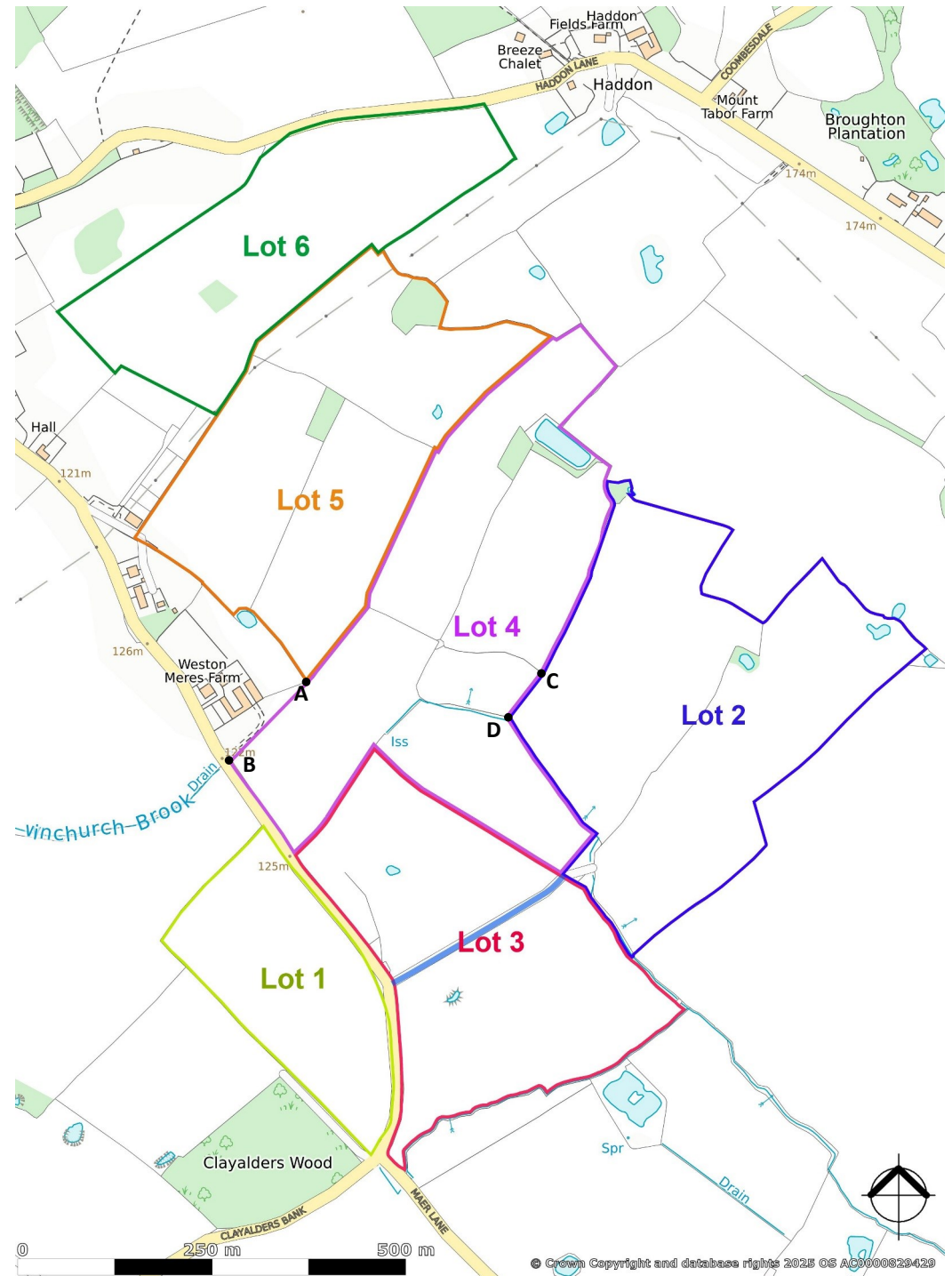
All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

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



For identification purposes only. Not to scale.



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