



Greenhill Farm

Shallowford, Stone, Staffordshire



Greenhill Farm

Shallowford

Stone

ST15 0NZ



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445 ac

An exceptional and rare opportunity to acquire a ring fenced mixed farm, comprising productive arable and grassland, a range of useful modern steel portal framed buildings, including loose housing, and traditional brick barns suitable for a range of uses and offering some potential for residential conversion (STP).

Greenhill Farm includes a distinctive six-bedroom period farmhouse for full renovation.

The property enjoys a rural situation within the Staffordshire countryside, set between the traditional market towns of Eccleshall and Stone.

The land is accessed by central farm tracks and benefits from mature hedgerows and woodland parcels.

The land and buildings are currently let under a Farm Business Tenancy (FBT) until 28th September 2026, with vacant possession thereafter.

Photographs taken March 2026.

Guide Price: £5,250,000



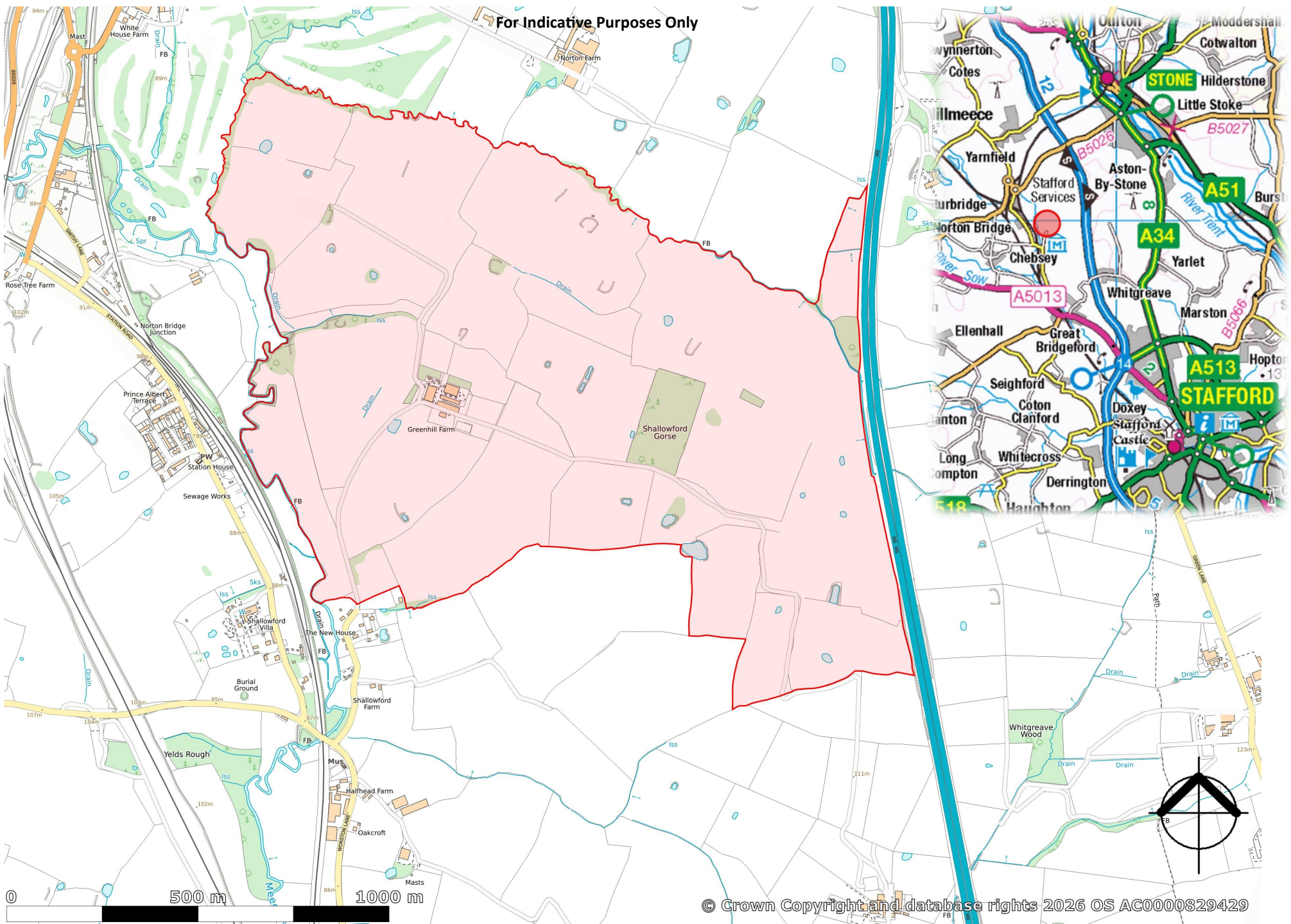
Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



For Indicative Purposes Only



Introduction

For the first time in a generation, Bagshaws are pleased to offer to the market Greenhill Farm at Shallowford, Stone. The farm had been let under an Agricultural Holdings Act (AHA) Tenancy to the same family since 1983, until the recent passing of the tenant. During the final years of the AHA Tenancy, the current FBT tenant acted as contractor, carrying out considerable works to improve the management of large areas of overgrown hedges and features across the farmland.

Location

Greenhill Farm is situated in the small hamlet of Shallowford, which is conveniently located just a mile southeast of Norton Bridge and approximately 4 miles east of Eccleshall, which offers a range of useful amenities. Other nearby towns include, Stone 5 miles north-east and the county town of Stafford approximately 5 miles south of the farm. The West Coast Main Line lies to the west of the farm, while the eastern boundary of the farm adjoins the M6 motorway. The farm boasts good connectivity to major arterial roads such as the M6 (J14), A34, A518 and A51.

Directions

When travelling northbound on the A34 towards Stone from Stafford, at the Aston Roundabout take the second exit to stay on the A34 for approximately 1.0 mile. When you reach the Walton Roundabout, take the first exit onto Eccleshall Road (B5026), signposted for Eccleshall. Continue along the B5026, travelling over the M6 motorway bridge, then after 2.5 miles at the roundabout take the first exit onto Station Road, signposted for Norton Bridge. Stay on Station Road for approximately 1.4 miles, then immediately after passing over a railway bridge take the left turn onto the no through lane. Greenhill Farm is located at the top of the lane as indicated by Bagshaws 'For Sale' board.

What3Words: [///traders.windmill.swan](https://www.what3words.com/#!/traders.windmill.swan)







Description

Greenhill Farm is offered as a whole, extending in all to 445.30 acres (180.20 hectares) of mainly arable land, with currently 120 acres grassland, as well as woodland parcels and its central farmstead, comprising a sizable period farmhouse, range of steel portal framed buildings and traditional brick barns.

Greenhill Farmhouse

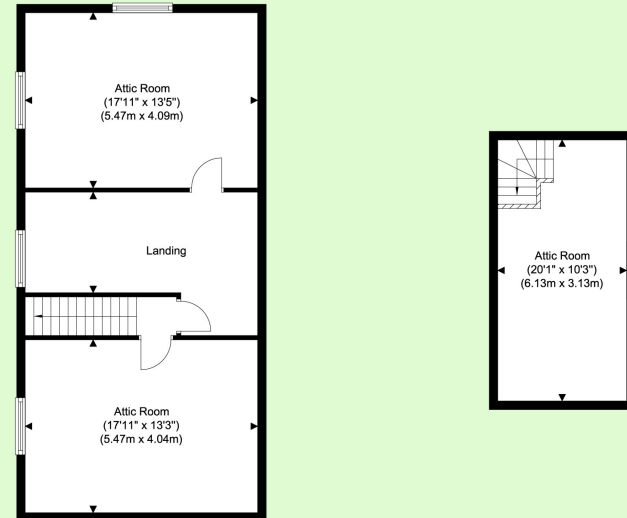
Set immediately to the south of its farm buildings, Greenhill Farmhouse offers potential for excellent spacious family living, with commanding views over its surrounding land and sweeping entrance drive. The distinctive period farmhouse is in need of full renovation.

The extensive 6-bedroom brick farmhouse accommodation includes a spacious kitchen breakfast room, utility room, study, covered brick arched Veranda, large sitting room and dining room. The main staircase from the inner hall leads to the first floor, from which four sizable double bedrooms and the family bathroom can be found. Two former bedrooms and a landing are reached via a staircase leading to the second storey.

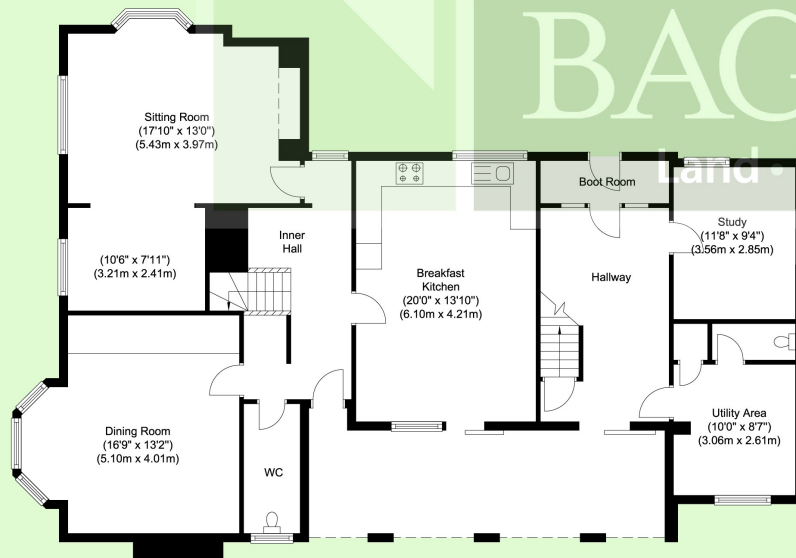
From the entrance hallway, a second set of stairs from the ground floor lead to a series of first floor storage rooms, which presently house the hot water tank for the current heating system. These rooms are not currently interconnected with the first floor bedroom accommodation. A staircase leads from these rooms to second storey attic room, with window overlooking the farm's land to the east.



Second Floor



Ground Floor



First Floor



Greenhill Farm, Shallowford, Stone, Staffordshire

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First







Buildings

Located adjacent the farmhouse are a range of agricultural buildings, utilised for the storage of farm machinery, produce and cattle housing:

- 1. Machinery and Storage Shed** – located nearest the farmhouse is a 12 bay steel portal frame shed with corrugated asbestos roof, sleeper walls and an earth floor.
- 2. Cart Shed** – single storey brick under tile barn with three open bays, one small store shed, housing the electricity supply and having an earth floor.
- 3. Brick Loose Boxes** - single storey brick under tile barn comprising two loose boxes with brick floors.
- 4. Brick Stables** – single storey brick under tile stable block adjoining the brick barn (Building 5).
- 5. Brick Barn** - two storey brick under tile barn with loft over.
- 6. Cattle Shed** - 8 bay steel portal frame shed with corrugated asbestos roof (ridge ventilation), sleeper walls, sliding doors to each end, a central feeding passage and a concrete floor.
- 7. Implement and Produce Store** - 9 bay steel portal frame shed, adjoining Building 8, with corrugated fibre cement roof, concrete sleeper walls enclosing 5 bays and having a concrete floor with corrugated fibre cement clad above, and four bays being open and having an earth floor.
- 8. Produce Store** - 9 bay steel portal frame shed, with corrugated fibre cement roof, space boarding down to 6ft and then open walls below and having an earth floor throughout.



Building 5 - Brick Barn

Buildings 7 & 8



Building 6



Buildings 4 & 5



Building 1





The Farmland

The field parcels are well configured for ease of working with large agricultural machinery, with many being serviced by farm tracks. In all, excluding the in-field ponds, tracks and areas of trees, the arable offering currently extends to approximately 280 acres (113.3 hectares). The area currently in grassland extends to 120 acres (48.5 hectares).

A cereal cropping rotation has been in place for several years and a schedule of the previous 5 years cropping on each of the arable fields can be provided upon request from the selling agents.

The land lies level to gently sloping at between 90-105 metres above sea level, being classified as mainly Grade 3 under the MAFF Agricultural Land Classification Scheme. The soils are slowly permeable seasonally wet slightly acid but base-rich, loamy and clayey.

As well as the small parcels of amenity woodland dispersed throughout the arable fields. A larger woodland parcel, Shallowford Gorse, extends to approximately 8.42 acres (3.408 hectares). It has been actively managed, with thinning undertaken approximately 7 years ago.



Approximate Property
Boundary



General Information

Tenure and Possession - The property is being sold freehold with vacant possession upon completion. The land and buildings are currently let under a Farm Business Tenancy until 28th September 2026, with vacant possession thereafter. If required, holdover is reserved to harvest the 2026 crop. Early entry to the property may be available by separate agreement with the seller, subject to contract and appropriate legal documentation.

Rights of Way, Wayleaves and Easements - The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

The farm is crossed by two public footpaths. Chebsey 5 which runs across land adjoining the Meece Brook, close to the West Coast Main Line and ending along the farm track as it rejoins the lane. From the end of the lane the second footpath Chebsey 6 crossed Greenhill's farmland to the south and east of the farmstead, before exiting the property to the north.

An underground high-pressure gas pipeline and an underground UK oil pipeline crosses the southern fields of the land in an east to west direction. An underground fibre optic telecommunications line crosses the eastern fields of the land, parallel to the M6. Plans and further information are available upon request from the selling agents.

Sporting, Timber and Mineral Rights - The sale includes all sporting, timber and mineral rights that may exist on the property.

We understand the fishing rights are owned with the property, however these are let out until 2042.



Method of Sale - The property is for sale by Informal Tender, with the closing date for all tender forms to be submitted being **Wednesday 10th June 2026**. All tenders must be received by Bagshaws Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by 10th June 2026 at 12 Noon.

It should be noted that 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.

Viewings - Strictly by appointment through the Ashbourne Office of Bagshaws.

EPC - F Council Tax Band - G Local Authority - Stafford Borough Council

Fixtures and Fittings - Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Services - The property is connected to a metered mains water supply and single phase electricity connection, which supplies the farmhouse and its buildings. The farmhouse benefits from oil fired central heating, however this is not understood to be operational.

The farmhouse has a private drainage system. Due to its age, the drainage system is not expected to comply with current regulations.

Prospective purchasers are advised to make their own enquires regarding compliance and any associated costs of upgrading the foul drainage at the property and must satisfy themselves as to the availability and suitability of all services.

Solicitors - Ansons Solicitors, St Mary's Chambers, 5-7 Breadmarket Street, Lichfield WS13 6LQ

Money Laundering Regulations - Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Broadband Connectivity - Broadband connectivity is not presently available at the property however it is understood that this can be obtained via mobile and/or satellite. We recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

Mobile Network Coverage - The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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.



Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE
T: 01335 342201
E: ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
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