



Birch Cross Farm

Marchington, Uttoxeter, ST14 8NX



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43.50 ac

Birch Cross Farm offers an excellent opportunity to purchase a smallholding with a range of agricultural buildings, including traditional brick barn, a period farmhouse for full renovation and productive pastureland, extending in all to 43.50 acres (17.603 hectares).

For Sale as a Whole or in up to 4 Lots.

The ring fenced farm offers versatile options to a range of purchasers.

Photographs taken May 2025.

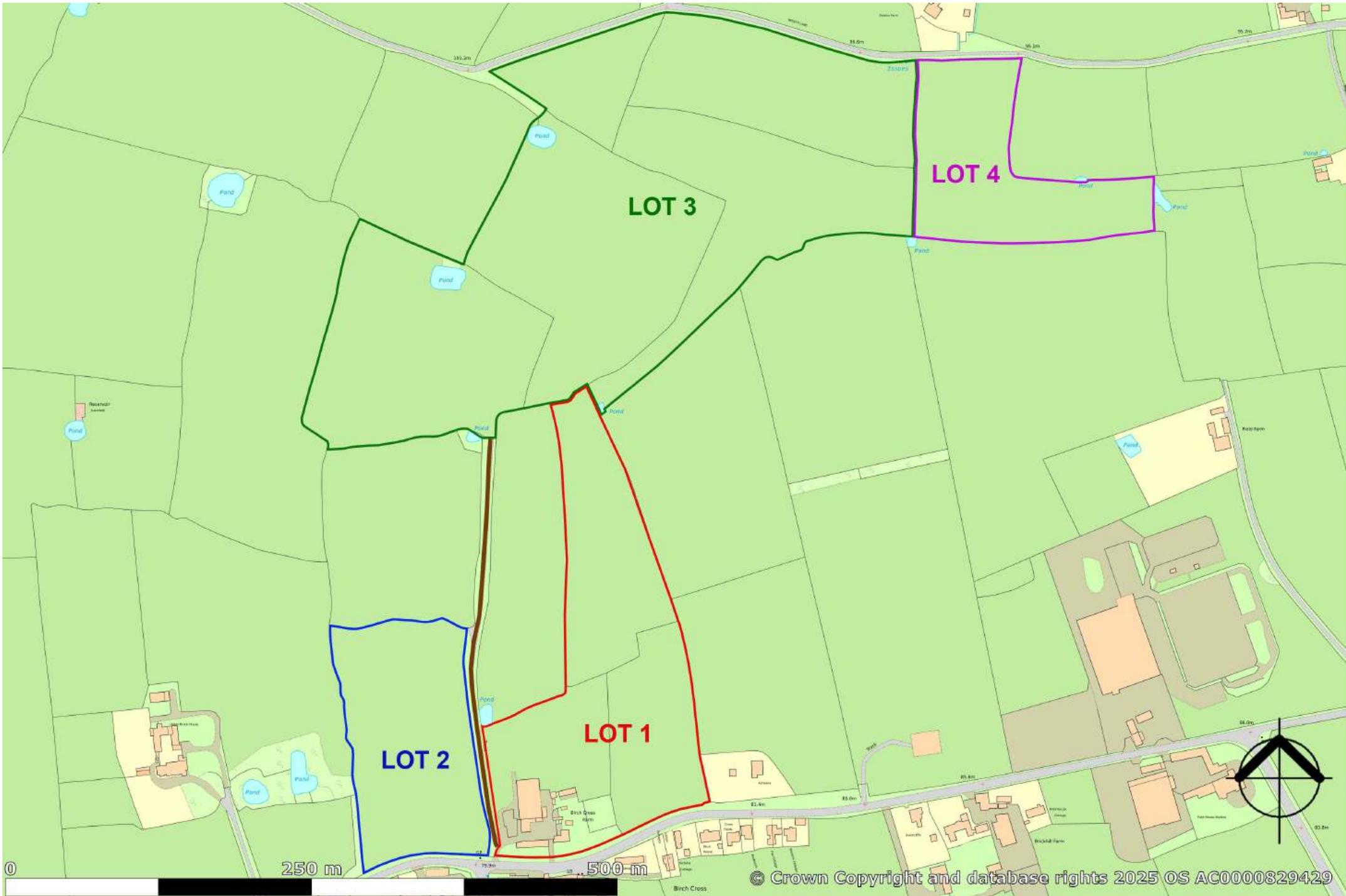


Ashbourne Office - 01335 342201



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Location

The property is conveniently located just outside the desirable village of Marchington, in the hamlet of Birch Cross, just off the B5017. The nearest town of Uttoxeter is approximately 3.3 miles away, offering further amenities, schooling options and good connectivity to major arterial roads, such as the A50, A515, A51 and A38.

Directions

From Uttoxeter take the A518, following the signs for Marchington (B5017). Continue along the B5017, out of Uttoxeter and into Birch Cross, for approximately 2.8 miles. The entrance leading to the property is located on the left, as indicated by our 'For Sale' sign, opposite the Blacksmiths Arms pub.

What3words: /// creatures.vertical.geese

Lot 1

Guide Price: £750,000

A smallholding set within 9.22 acres (3.731hectares), featuring a generous range of buildings and offering excellent potential for enhancement to suit a variety of individual needs.

The characterful farmhouse offers an exciting renovation project with the opportunity to create a distinctive rural property. It presently comprises 4 bedroom accommodation, including a kitchen, living room, dining room, scullery and bathroom on the first floor, as well as a cellar and attic rooms.

An established vegetable garden sits just to the east of the farmhouse and in addition to the main farm buildings, are some small brick under tile and timber outbuildings.

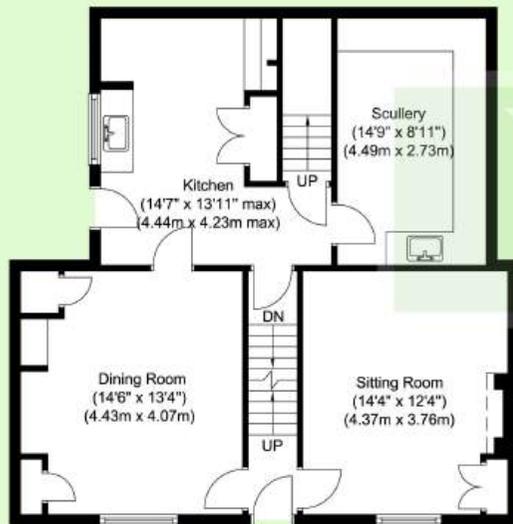
The land of Lot 1 includes three individual permanent pasture field parcels, being gently sloping in nature with some ridge and furrows, and bounded by mature hedgerows.



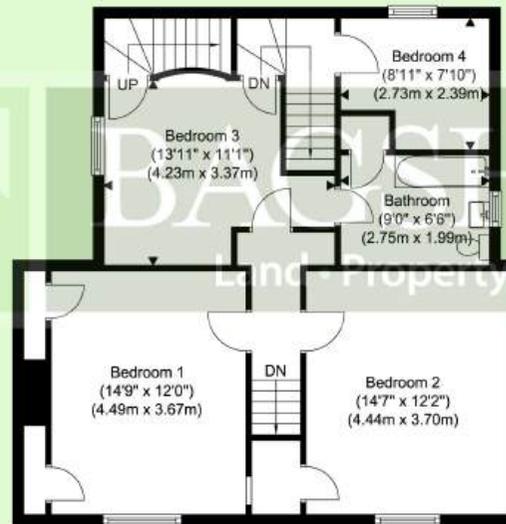


Lot 1
Approximate Boundary

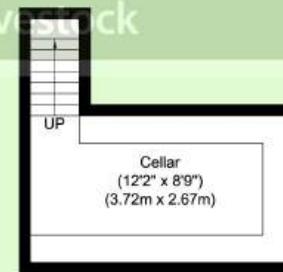
Ground Floor



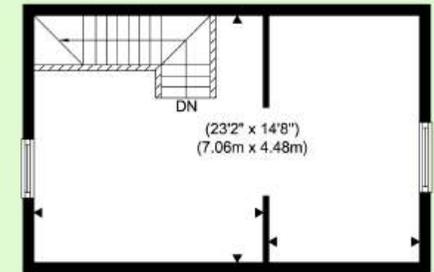
First Floor



Cellar



Attic Room



Birch Cross Farm, Marchington, Uttoxeter ST14 8NX

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 of Lot 1:

1. Brick Barn – A brick under tile former cattle building with concrete floor, steel beam across, loft space accessed from external steps, wooden stable doors and windows. A floorplan with measurements is available.

2. Garage – A brick under tile garage store adjoining the Brick Barn, with a concrete floor, double wooden doors and wooden pole lean to off with corrugated iron roof and sides.

3. Machinery Store – A three bay mostly open fronted brick and steel portal framed building, with a concrete floor and an asbestos roof.

4. Former Dairy – A brick lean-to building off Building 6, with an asbestos roof and being separated into a store and the former dairy.

5. Former Pig Barn – A brick under tile barn with loft space running across full length of the former pig stys.

6. Former Cattle Shed – A four bay steel framed Atcost building, with former milking parlour, a collecting yard and a brick under asbestos lean to off the front.

7. Middle and Top Shed – A larger double span four bay steel framed shed with a concrete floor.

8. Workshop – A brick building under a corrugated asbestos roof, with wooden double doors and a concrete floor.

9. Former Pig Shed – A brick under asbestos former pig shed with a mono-pitched roof.





Lot 2

Guide Price: £75,000

This grassland parcel extends to 5.02 acres (2.030 hectares), benefitting from roadside access off the B5017, via a short right of way over the access driveway of the farm. The land is ideally suited to grazing or mowing, being gently sloping in nature and surrounded by mature hedgerows.



Lot 3

Guide Price: £250,000

This lot extends to 24.86 acres (10.060 hectares), comprising five parcels of productive pastureland. The land currently benefits from access via a right of way along a track from the B5017, however an application (P/2026/00220) for a new agricultural gateway off Moisty Lane has been submitted and is awaiting a decision (expected by 30th April 2026). The land is ideally suited to grazing or mowing, being gently sloping in nature and surrounded by mature hedgerows.



Lot 4

Guide Price: £75,000

This lot offers another excellent opportunity to purchase a single parcel of pastureland extending to 4.40 acres (1.781 hectares), benefitting from roadside access off Moisty Lane. The land is bounded by mature hedgerows to the main and is ideally suited to grazing and mowing purposes for agricultural or equestrian buyers alike.



General Information

Tenure and Possession - The property is being sold freehold with vacant possession upon completion. The land is currently occupied under a grazing licence.

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.

Lot 3 is accessed by a prescriptive right of way at all times for agricultural purposes only via a farm track from the B5017, as shown coloured brown on the sale plan, as evidenced by a Statutory Declaration confirming circumstances surrounding the acquired prescriptive right of way. Lot 3 is cross by a public footpath (Marchington 3).

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

Method of Sale - The property is for sale by Informal Tender, with the closing date for all tender forms to be submitted being Thursday 14th May 2026. All tenders must be received by Bagshaws Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by 14th May 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.

Solicitors - Bowcock and Pursail, 9-11 Carter Street, Uttoxeter, Staffordshire, ST14 8HB

EPC - F **Council Tax Band** - E **Local Authority** - East Staffordshire Borough Council



Services - The property is connected to a metered mains water supply and three phase electricity connection, which supplies the house and buildings.

The farmhouse has drainage to a septic tank. 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, suitability and condition of all services.

The land benefits from mains supplied water troughs in Lot 1, Lot 2 and Lot 3. If required, the purchasers of Lot 2 and Lot 3 will be granted rights to connect into the water supply on Lot 1, subject to them paying for the provision and installation of sub meter(s) and water usage. Prospective purchasers must satisfy themselves as to the availability and suitability of any other services.

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.

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.



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