



Land at Rock House Farm

Ashley, Market Drayton



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18.78 ac

On Behalf of the Exor. of T J Harvey Deceased

FOR SALE BY PUBLIC AUCTION

TWO PARCELS OF AGRICULTURAL PASTURELAND

at

ROCK HOUSE FARM, ASHLEY, MARKET DRAYTON

Lot 1: 8.86 acres (3.58ha)

Lot 2: 9.92 acres (4.01ha)

For sale by Public Auction on Tuesday 20th January 2026
Auction to commence at 7.30p.m.

Auction Venue: Slaters, Country Hotel and Restaurant
Stone Road, Baldwins Gate, Newcastle under Lyme ST5 5ED

Joint Auctioneers

John C Hinson Limited

Telephone: 07860 827800

Email: john@johnhinsonlimited.co.uk

Auction Guide Price:

£10,000 per acre



Ashbourne Office - 01335 342201



Ashbourne@bagshaws.com

Directions:

The land lies on the northeast side of Church Road, Ashley and both lots are accessed via a cart track leading off Wharmadine Lane.

The approach is via the A53, Newcastle to Shrewsbury Road, turning into Top Rock Road, which then becomes Church Road. The nearest post code is TF9 4LU, which is the now derelict Rock House Farmhouse.

What3words:

LOT 1: ///agreement.commenced.evidently

LOT 2: ///slamming.blemishes.chase

Description:

This is the land that originally formed the smallholding known as Top Rock Farm. It is predominantly level and of a medium to slightly stiffer clay loam which will provide productive pasture and arable potential for a number of years, it has been let on a licence to graze horses, which has left it in need of regeneration and sound farming management.

LOT ONE (edged in red) 8.86 Acres (3.58ha.)

A single enclosure of permanent pasture with a single point of access off Wharmadine Lane. There is frontage to both Top Rock Road and Rock Lane but the latter is at the bottom of a steep bank.

LOT TWO (edged in blue) 9.92 Acres (4.01ha.)

An L shaped field level, and on all sides bounded by mature hedgerow. Currently in need of a complete reseed, the flat surface area has excellent pasture and arable potential. There are 2 small but deep pit holes by the entrance and at the far end..

Services:

There are no mains services connected to either Lot.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

It is understood that these are included in 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:

The access to both Lots is via a driveway off Wharmadine Lane that is in third party ownership. An overhead electricity power line crosses Lot 2, as does an underground oil pipeline.

Method of Sale:

The land is offered by Public Auction on Tuesday 20th January 2026 at 7.30p.m. To be held at Slaters Country Hotel & Restaurant, Stone Road, Baldwins Gate, Newcastle under Lyme ST5 5ED.

Vendor's Solicitors:

Sally Butter of Graham Withers & Co.,
46 Cheshire Street, Market Drayton TF9 1PQ.
Telephone: 01630 657222.

Local Authority:

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

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.

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)

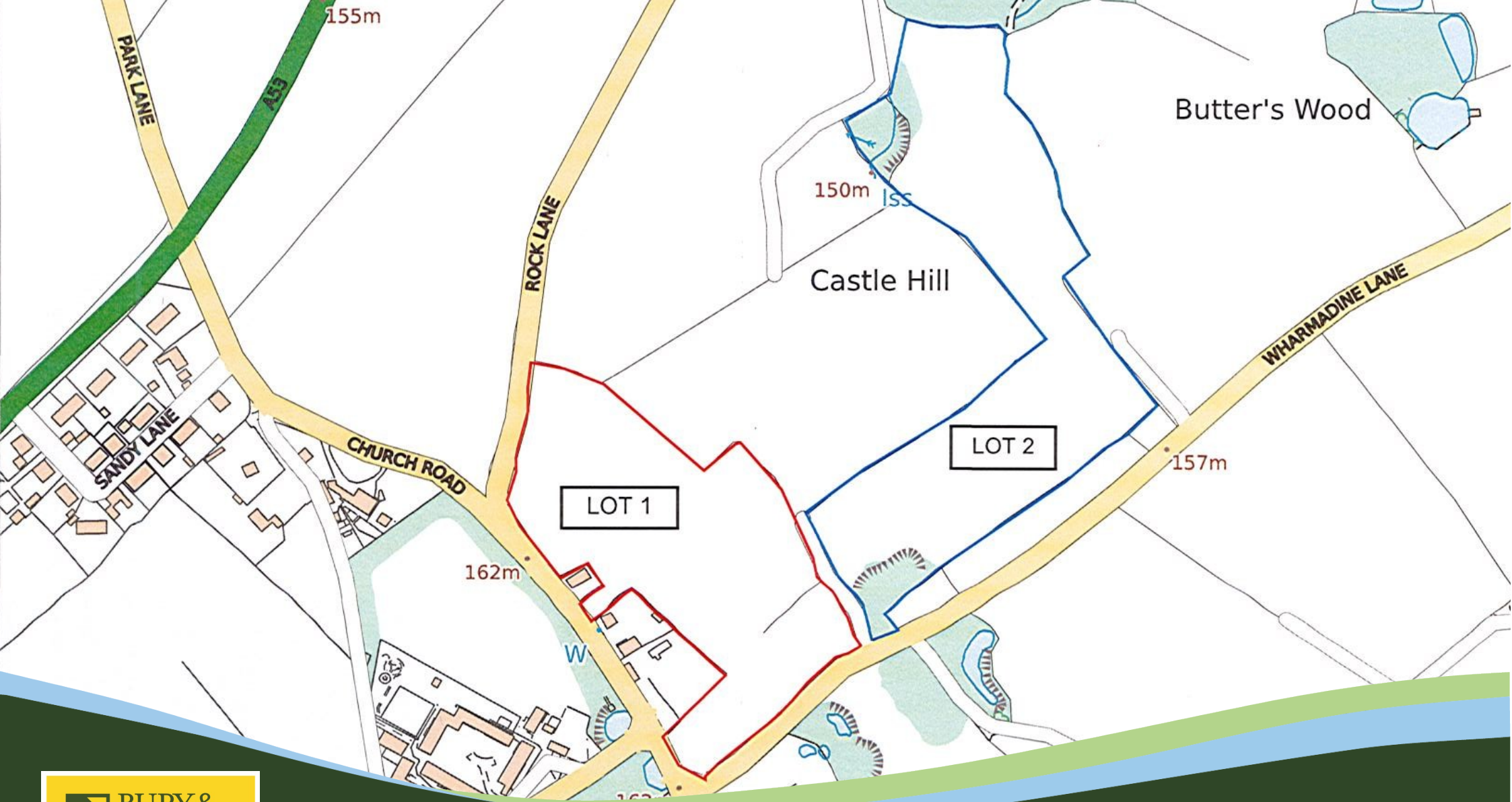
for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

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 and John C Hinson Limited 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, John C Hinson Limited 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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