



Land adjoining Church Cottage
Marchington, Uttoxeter



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Church Lane, Marchington

Uttoxeter

ST14 8LJ



2.64 acres

An excellent opportunity to acquire approximately 2.64 acres (1.069 hectares) of pastureland divided into two parcels, one of which is planted with approximately 180 apple trees.

The land benefits from gated roadside access directly off Church Lane.



Auction Guide Prices : £75,000



Ashbourne Office - 01335 342201



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Description

The land adjoining Church Cottage, Marchington offers an excellent opportunity to purchase 2.64 acres (1.069 hectares) of pastureland, divided into two parcels, one of which benefiting from approximately 180 apple trees. The property also benefits from a brick under tile building with former concrete cattle stalls, which could be used for alternative uses, subject to obtaining the necessary planning consent(s).

Location

The land is located directly off Church Lane, East of the village of Marchington, within the county of Staffordshire. It is situated in close proximity to the market town of Uttoxeter (4 miles) with good road connections to the A50 and A515.



Directions:

From Uttoxeter, take the B5017 heading towards Marchington. Continue on the B5017 for approximately 3.2 miles, then turn left onto Bag Lane. Continue for approximately 0.4 miles, then turn left onto High Street and right onto Church Lane. Continue for approximately 0.2 miles, where the access to the subject property will be located on the left.

What Three Words: ///giggled.brochure.whizzing

Tenure and Possession:

This property is being sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights:

The sale includes all timber, minerals and sporting rights that exist on the property, however this should be verified by the purchasers legal advisors.

Rights of Way, Wayleaves and Easements:

It is assumed that Church Cottage has a right of way over the access track to the property, but we are not aware of any other rights of way. The land is crossed by a public footpath.

The property is offered subject to and with the benefit of, any rights of way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

Method of Sale:

The land is offered for sale by Public Auction at 3.00pm on Monday 16th November 2026 at the Agricultural Business Centre, Bakewell, DE45 1AH

Vendor's Solicitors:

Keelys Solicitors, 28 Dam Street, Lichfield, Staffordshire, WS13 6AA
T: 01543 420000

Services:

We are not aware of any services connected to the property.

Prospective purchasers must satisfy themselves as to the availability and suitability of any other services.

Local Authority:

East Staffordshire Borough Council, Town Hall, King Edward Place, Burton upon Trent, DE14 9WF
T: 01283 508000

Viewing:

Viewings can be undertaken at any reasonable time in daylight hours while in possession of a set of these particulars. Please park responsibly along the roadside.

Money Laundering Regulations:

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 stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. 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. VAT). 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 have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



Indicative Purposes Only



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