



# Spring Farm, Farmhouse

**Lot 2** Letting of Spring Farmhouse, Bramshall





## Spring Farmhouse (Lot 2)

Bramshall

Uttoxeter

**ST14 8SH**



5



1



2



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Spring Farm is situated near to the rural village of Bramshall, on the edge of the market town of Uttoxeter.

The farmhouse has recently undergone modernisation. This has included the installation of a new large kitchen diner as well as further modernisation throughout. The house also benefits from being newly carpeted and tiled.

### **The letting is split into two lots.**

**LOT 1:** Farm buildings and 29 acres on a 3-5 year Farm Business Tenancy

**LOT 2:** An Assured Shorthold Tenancy will be put in place if Lot 2 is let separately from Lot 1. If Lot 1 and Lot 2 are let together they will be offered under the Farm Business Tenancy agreement.

These particulars are for LOT 2.

Please refer for separate document titled Spring Farm for LOT 1 Particulars.

**Applicants can apply for both lots or LOT 1 or LOT 2 separately**



Ashbourne Office– 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)







# Spring Farmhouse

## Location

The property is located approximately 3 miles from Uttoxeter, approximately 10 miles from the market town of Stone and around 18 miles from the city of Stoke on Trent. The property benefits from good access to local amenities as well as good access to major road networks, being only a short drive from the A50.

## Description

Spring Farm, near Bramshall, Uttoxeter is an exciting opportunity to rent a series of farm buildings, with 29 acres of land along with a five bedroom impressive farmhouse which is available in two lots or as a whole. However it is expected an encouraged that those tendering for the land and buildings will also rent the farmhouse.

## Application Process:

Application and tender forms will be available at the viewing day or please contact 01335 342201 or email [ellen.clewes@bagshaws.com](mailto:ellen.clewes@bagshaws.com)

Any application or tender forms must be completed by 12 noon on the **11th March 2026** marked Spring Farm, Bramshall and addressed to Bagshaws, Vine House, Ashbourne, Derbyshire, DE6 1AE via email to [ellen.clewes@bagshaws.com](mailto:ellen.clewes@bagshaws.com)

The Landlord does not bind themselves to accept the highest or any other tender.

# Ground Floor

## **Utility (2.40 x 5.40m)**

Door from outside to utility with a small range of base units, and a sink.

## **Shower Room (0.94 x 2.38m)**

With shower cubicle, w/c and basin.

## **Kitchen/ Diner (7.99 x 4.12m)**

A large kitchen which has been recently installed with a large central island, fitted base and wall units and a fireplace.

## **Porch (4.22 x 1.43m)**

Porch with access from the kitchen or via an external door.

## **Back Kitchen (4.01 x 4.88m)**

Large second kitchen including an large island with stainless steel sink.

## **Lounge (3.96 x 6.50m)**

Sliding doors from the back kitchen with a fireplace and tiled hearth.





# First Floor

## Bedroom 1 (4 x 4.26 m)

Large double bedroom, carpeted.

## Bedroom 2 (3.98 x 4.13 m)

Large double bedroom, carpeted.

## Bedroom 3 (3.97 x 4.25 m)

Large double bedroom, carpeted.

## Dressing Room (4.13 x 3.09 m)

Former bedroom which has been converted into a dressing room

## Bathroom (2.66 x 1.65 m)

Ample family bathroom with electric shower over bath, toilet and basin with unit

# Second Floor

## Bedroom 4 (4.34 x 4.25)

Large double bedroom

## Bedroom 5 (4.36 x 4.09)

Large double bedroom

On the landing of both the first and second floors there are additional cupboards/ storage areas.





## Externally

Useful covered storage adjoining the house with outside W/c

## Garden

Attractive lawned garden to the rear of the property and a small lawned area to the front of the property.

## Parking

Hard standing area and parking for two vehicles.





# General

## Services

- i) Mains electricity and water
- ii) LPG gas
- iii) Central heating
- iv) Two off road parking spaces

## Outgoings and Council Tax

The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band E for Council Tax.

## The Tenancy:

Depending on the successful applicant the property will be let under the terms of an Assured Shorthold Tenancy or as part of the 3-5 year Farm Business Tenancy along with the land and buildings.

## Application Process:

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Any application or tender forms must be completed by **11th March 2026** marked Spring Farm, Bramshall and addressed to Bagshaws, Vine House, Church Street, Ashbourne, DE6 1AE or via email to [ellen.clewes@bagshaws.com](mailto:ellen.clewes@bagshaws.com)

The Landlord does not bind themselves to accept the highest or any other tender.

## Deposit:

Will be required if the successful applicant is to occupy under an Assured Shorthold Tenancy

## Viewing day:

Bagshaws will be holding a viewing day on the **25th February 2026** between 10am-3pm. It is asked that interested parties do not view the farm at any other time. Please ensure that viewings are booked and confirmed before arriving. To book a viewing please contact the Ashbourne office on 01335 342201 or email [ellen.clewes@bagshaws.com](mailto:ellen.clewes@bagshaws.com)

## References:

If required, references through HomeLet will be applied for by Bagshaws LLP.

## Proof of ID:

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. All applicants will need to provide a copy of their passport and non-UK passport holders will need to provide their Right to Rent share code.

## 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. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale or letting 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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