



Green Farm

Chatcull, Eccleshall, ST21 6QF



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Chatcull
Eccleshall
ST21 6QF



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19.0 ac

Set in a secluded location and surrounded by open countryside, Green Farm offers an excellent opportunity to purchase a Smallholding for full modernisation, a useful range of buildings and four parcels of pastureland, extending in all to 19.0 acres (7.689 ha).

**For sale by auction at 3pm on 10th May 2023 at the
Paddock Pavillion, Uttoxeter Racecourse, ST14 8BD.**

Auction Guide : £600,000 - £650,000



Penkridge Office - 01785 716600

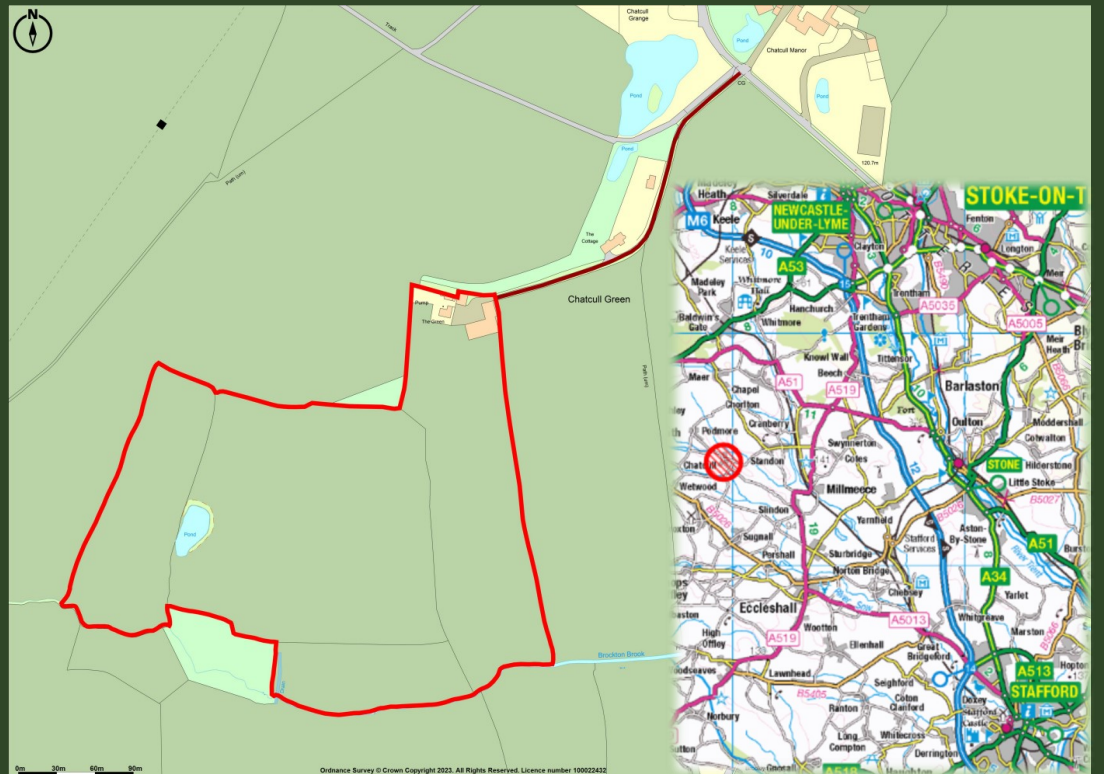


penkridge@bagshaws.com

Location:

Chatcull is an attractive small hamlet, a short distance from the charming market town of Eccleshall (4.8 miles) and within easy reach of the larger towns of Stafford, Newport and Stone, all of which have a range of amenities and links to the wider transport network.

- ⇒ Stone Railway Station - 8.6 miles
- ⇒ Stafford Railway Station - 12 miles
- ⇒ Stoke on Trent Railway Station - 11.3 miles



Directions:

From Eccleshall, take the A519 north (Castle Street leading onto Newcastle Road), towards Slindon.

Continue on the A519 for approximately 2.2 miles. At Slindon turn left onto Aspley Lane and proceed for approximately 2.3 miles. As you approach Chatcull, the access track is situated on your left hand side, signed Green Farm and indicated by our 'Auction' signboard.

What.Three.Words: verges.ripen.sheepish - for the Farm Track Entrance

What.Three.Words: chugging.pushed.attention - for the Farmhouse

Description:

Green Farm offers a rare opportunity to purchase a 19.0 acre (7.689 ha) smallholding with excellent potential for improvement. The property has 18.58 acres (7.52 hectares) of pastureland, gently sloping down to a brook, a well proportioned 3 bedroom farmhouse overlooking it's land and a varied range of useful farm buildings situated near to the farmhouse.

The property is approached via a shared access track leading from Aspley Lane, which leads into a yard area which provides ample parking.

The Farmhouse:

The Farmhouse requires full modernisation throughout, with the accommodation currently comprising as follows.

Rear Verandah

With a quarry tiled floor.

Kitchen

4.27m x 3.13m (14'0" x 10'3")

Wall and base units with laminate surfaces and part-tiled splash backs.

Shower Room

4.18m x 1.61m (13'8" x 5'3")

With WC, basin, corner shower cubicle and hot water tank.

Dining Room

4.60m x 4.57m (15'1" x 14'11")

Open fireplace with 1930s surround.

Living Room

4.60m x 4.10m (15'1" x 13'5")

Good sized reception room.

Small Hallway

With stairs leading to the first floor and door the front garden.

Landing

Bedroom 1

4.57m x 4.09m (14'11" x 13'5")

A double room with cast iron fireplace.

Bedroom 2

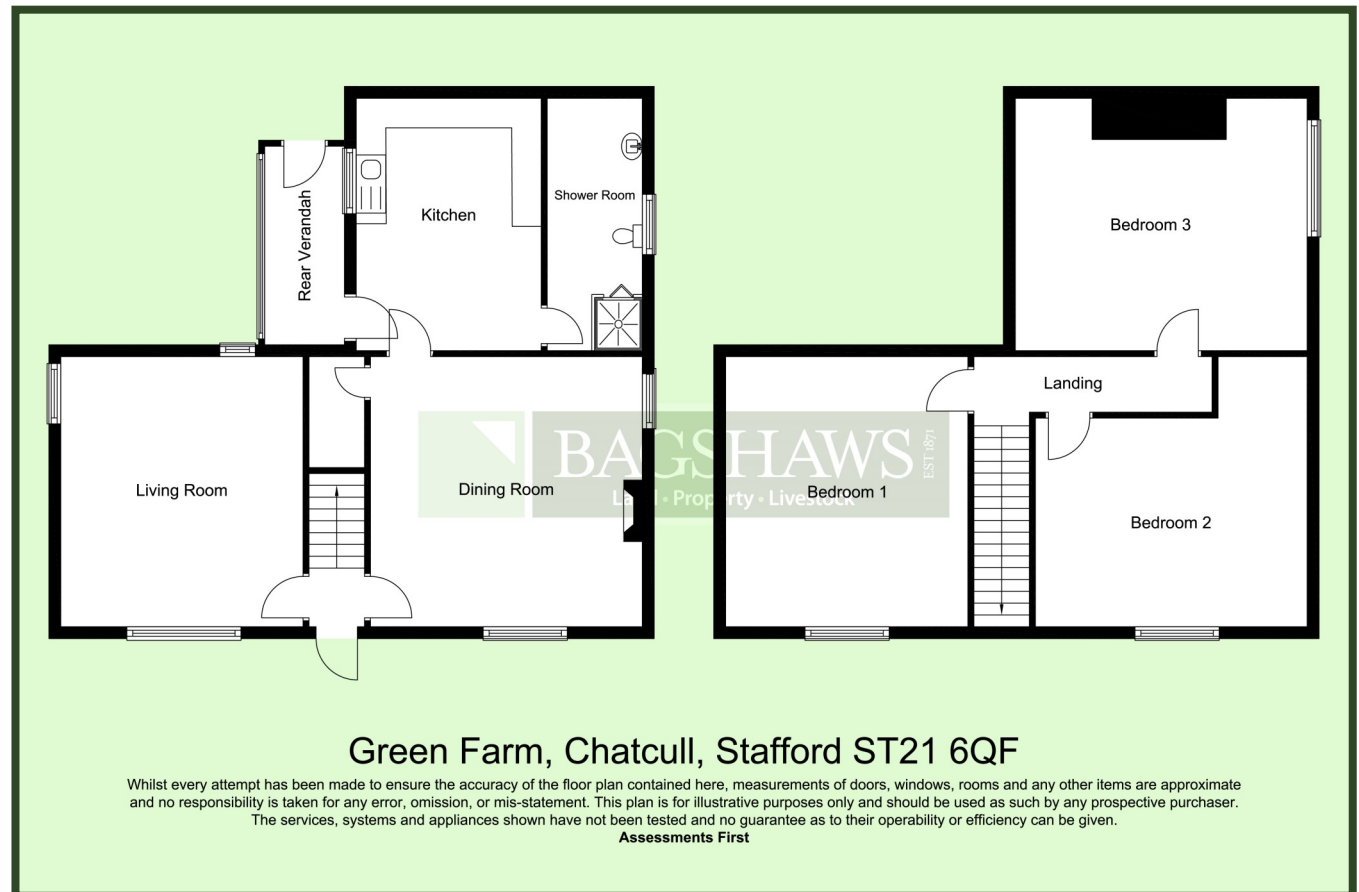
4.58m x 4.06m (15'0" x 13'3")

A double sized room.

Bedroom 3

4.94m x 4.28m (16'2" x 14'0")

A generous double sized room.



Externally:

A garden area wraps round the front and side of the farmhouse, which is met to the northern side by a small overgrown orchard. A path leads around the rear of the farmhouse to the rear verandah and yard area.

To the rear of the farmhouse is a range of traditional brick outbuildings, including a brick barn and an attached concrete block livestock building. To the far side of the yard are two open fronted steel portal framed buildings (40' x 30' and 80' x 20') in an L shaped arrangement. The 4 bay building has concrete panel walling and metal & timber boarding cladding over and concrete flooring to the front half. The smaller barn has a single concrete panel with metal cladding walling to two elevations and an earth floor.

The Land:

All the land comprising 18.58 acres (7.52 hectares) is in a ring fence and is divided into four field parcels.

The land gently slopes down to Brockton Brook. The land is enclosed to its perimeter by mature hedgerows and is stock proof fenced to cattle. Between the field parcels the hedges are gappy in places. There is also a pond in one of the fields.

EPC Rating: F **Council Tax:** Band C

Services:

The Farmhouse benefits from mains electricity. Drainage is by way of a septic tank. Central heating for the property is by way of an oil-fired boiler. The property is not connected to mains water. A spring water supply is connected to the property and water is pumped to a tank at the farmhouse from a spring head situated on the land. The water pumping and filtration system for the farmhouse was in use when the property was last occupied but is understood to currently be inadequate for drinking water purposes. Purchasers must make their own enquiries to the adequacy of the water supply.

Rights of Way, Wayleaves and Easements:

Green Farm benefits from a right of way over the access driveway leading from Aspley Lane, shown coloured brown on the plan. The track is not owned by the property.

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.

Tenure and Possession: The property is being sold freehold with vacant possession.

Sporting, Timber and Mineral Rights:

The sale includes all sporting, timber and mineral rights that exist on the property.





Basic Payment Scheme:

The vendor reserves the right to claim BPS on all of the land for the 2023 claim year. The purchaser will agree to comply with all cross compliance measures until the end of 2023.

Solicitors: Hutsby Mees Solicitors, 56, St. Marys Grove, Stafford, ST16 2AT. 01785 259211

Local Authority: Stafford Borough Council, Riverside, Civic Centre, Stafford, ST16 3AQ

Method of Sale: The property is offered for sale by Public Auction at 3.00pm on Wednesday 10th May 2023 at the Paddock Pavilion, Uttoxeter Racecourse.

Viewing: Strictly by Appointment only. Please contact the Penkridge Office to book a viewing on 01785 716600.

Money Laundering Regulations:

All buyers 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 buyers 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. 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.

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HILTON**
EST. 1967



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