



Land off, Draycott Old Road

Stoke on Trent

BAGSHAWS EST. 1871
Land • Property • Livestock

Land off, Draycott Old Road

Stoke on Trent

ST119AJ

0	0	0	6.59 acre(s)

An opportunity to purchase approximately 6.59 acres (2.67 hectares) of grassland, with roadside access, situated on the edge of the village of Forsbrook. The land is likely to appeal to those with agricultural and equestrian interests as well as neighbouring landowners.
'For Sale by Order of the Recievers'

Guide Price

£100,000

Bakewell - 01629 812777
bakewell@bagshaws.com

Description:
The sale of this land offers the opportunity to purchase a parcel of grassland, on the edge of a popular village, providing a mixture of both mowing and grazing and suitable for all livestock and/or horses. The land extends to approximately 6.59 acres (2.67 hectares), and is internally split into two paddocks, and is bounded by mature hedgerows and post and wire fencing. The land benefits from gated roadside access onto Draycott Old Road, and is likley to appeal to those with agricultural and equestrian interests as well as neighbouring landowners.

Location:
The land is situated on the edge of the village of Forsbrook, where a basic range of amenities can be found. Further nearby towns and villages include; Tean to the East (3.1 miles), Cheadle to the northeast (3.8 miles), Stone to the southwest (8.1 miles), and Uttoxeter to the southeast (10.1 miles). The city of Stoke-on-Trent sits 8 miles to the west.

Directions:
From the centre of Stoke-on-Trent head east on the A50 Uttoxeter Road for approx. 4.5 miles. At the Tean Roundabout take the second exit on the A521 and continue for 0.5 miles. Turn left onto Stuart Avenue and continue to the end, turn left onto Draycott Old Road and the land can be found on the left hand side as indicated by our 'For Sale' board.

Services:
We are not aware of any services connected.

Tenure and Possession:
The land is sold freehold. The land is currently occupied by a tenant under a short term Farm Business Tenancy, vacant possession will be available by 31st March 2027.

Sporting and Timber Rights:
The sporting rights are not included with this property. We understand the timber rights are included as far they exist.

Viewing:
The land may be viewed at any reasonable time when in possession of a copy of these particulars. Do not enter the field if cattle are grazing.

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Method of Sale:
The land is to be sold by Informal Tender, the tender deadline is Thursday 26th November 2026 at 12pm. Tenders to be received at Bagshaws, The Agricultural Business Centre, Bakewell DE45 1AH.
It is anticipated that exchange will take place by the 30th November, with completion mid December.

Local Authority:
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek ST13 6HQ

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.

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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.

