

FOR SALE



**44.62 ACRES OF LAND
AT GLEBE FARM, HANDSACRE,
WS15 4ED**

**To Be Offered For Sale By on line
Auction ending 6th August 2021
At 12:00hrs.**

Unless Sold Prior

AGENT NOTES

We are delighted to offer for sale approx..44.62 acres of land at Glebe Farm, Handsacre. Conveniently located alongside the A513.

With two double gates offering roadside access, the land forms a predominantly flat level parcel of land which has been in an efficient arable location in recent years.

CROPPING ROTATION

We understand the land has been farmed as follows:

2016 Winter Oil Seed Rape
2017 Winter Wheat
2018 Winter Oats
2019 Potatoes
2020 Spring Oats and Fodder Beet
2021 Winter Wheat

ACCESS AND BOUNDARIES

The boundary is shown approximately on the plan attached hereto with access points off the A515. The purchaser will be required to erect fencing between the points A and B which will be of post sheep net and two strands of barbed wire.

RIGHTS OF WAY

There is an easement for overhead electric pylon lines and a wayleave for a wooden pole line crossing the site together with an easement for a UKOP oil pipeline. See contract pack for details.

IRRIGATION PIPE

There is an irrigation pipe running approximately between points C and D on the plan attached hereto for the benefit of the vendor. The vendor will retain a right of access between points D and A should they require to use the irrigation pipe in the future. There is no abstraction licence in place and the irrigation pipe is therefore not currently used.

The vendors will retain ownership of the ditch between the land to be sold (currently OS6265) and OS6743 on the plan attached.

OVERAGE

There will be 25% overage on the land in the event of development running for a period of 25 years from the date of the sale.

BASIC PAYMENTS

The land is registered for basic payments and we understand that these will be transferred from the current incumbent to the purchaser/purchasers nominee upon the sale. The purchaser will agree to keep the land in good agricultural and environmental condition until 31 December 2021 to ensure that the current tenant of the land complies with the basic payment regime.

TENANCY

The current tenant has been served with Notice to Quit effective September 2021 where upon vacant possession will be available. Otherwise, the land is sold freehold subject to any rights and reservations pertaining to it. See contract pack.

VIEWING

The land may be viewed at all reasonable times during daylight hours.

SOLICITORS

Victoria Follows
Hand Morgan and Owen
17 Martin Street
Stafford
ST16 2LF

CONDITIONS OF SALE

The Conditions of Sale will be available on-line through the Auctioneers and the Vendor's Solicitors seven days prior to the auction by prior arrangement. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied himself upon all matters contained or referred to either there or in the sales particulars. An administrative charge of £250 (including VAT) per lot will be payable by the purchaser to the auctioneers on the fall of the hammer.

ONLINE AUCTION

Prospective purchasers are encouraged to read the selling agent's online auction guide which is available on the website.

PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are given notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

Glebe Farm, Kings Bromley Lane, Rugeley, WS15 4ED

