

**FOR SALE**  
**24.18 Acres of Land**



**BUTTERHILL BANK**  
**BURSTON, STAFFORD**  
**ST18 0DT**

**To Be Offered For Sale By Auction**  
**(Subject to Conditions If Not Sold Prior)**  
**On-Line Auction Tuesday 15<sup>th</sup> June 2021**

## **GENERAL NOTE**

This is a single enclosure of 24.18 acres (9.785 hectares) of quality long term pastureland with frontage directly to the A51 Stone to Lichfield Road.

The field is a medium to slightly heavier clay loam, predominantly level in contour, and regular in shape. It is ideal for mowing and cultivation. The land stands approximately 105ft. above sea level. Currently the field is not connected to a water supply.

## **SINGLE PAYMENT ENTITLEMENTS**

The land is to be sold without the benefit of entitlements to claim under the Basic Payment Scheme. The entitlements are held by the recent occupier, and may be available to purchase by separate negotiation, although they are leased out for the current claim period.

## **TENURE AND POSSESSION**

We are advised the land is freehold and is being sold with the benefit of vacant possession.

## **INGOING**

There will be no ingoing charged to the purchaser. Upon payment of the deposit, the purchaser may be given access prior to completion, by arrangement, for beneficial acts of husbandry only.

## **COMPLETION**

Completion will take place on or before 13<sup>th</sup> July 2021.

## **LOCAL AUTHORITY**

Stafford Borough Council  
Civic Centre  
Riverside  
Stafford ST16 3AQ

## **VIEWING**

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

## **SOLICITORS**

Tedstone George & Tedstone  
Crown Bridge  
Penkrige  
Staffordshire ST19 5AA

Telephone No. 01785 712243

## **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.

