

## FOR SALE BY INFORMAL TENDER



**A 25 Acre Arable Field located  
adjacent to  
Tixall Mews, Tixall,  
Staffordshire, ST18 0XT**

## **AGENT NOTES**

The land extends in total to 24.835 acres (10.05 hectares).

It has been in an arable rotation for a number of years and is offered for sale in stubble following a crop of oil seed rape.

Visual inspections are invited at any reasonable time following email confirmation to the offices of Messrs Hinson Parry and Company to [auctions@hinsonparry.co.uk](mailto:auctions@hinsonparry.co.uk)

The land is For Sale by Informal Tender as a single Lot.

**Closing Date for Tenders, Thursday, 4<sup>th</sup> August 2022 at 12 noon.**

## **DIRECTIONS**

The land is approached from Tixall Road which joins the town of Stafford with the village of Great Haywood. In the village of Tixall, take the turning on the bend adjacent to the church and immediately turn right through an automatic electric gate. This is a private road and is marked as such but there is a right of way to the land. Follow this road, over the narrow bridge, to Tixall Mews, bearing left, following the road, approaching the Mews and the land will be in front approached through double gates.

N.B. The Bridge referred to above is approximately 3.9 metres wide and may be insufficient for larger implements such as Combine Harvesters. An alternative temporary right of way will be provided, but only for large agricultural vehicles, from the road way adjacent to the Mews, past the historic Gate House and onto Tixall Road through the field gate.

## **GENERAL**

### **Basic Payment Scheme and Countryside Stewardship Scheme**

The Land is registered for the basic payment scheme and associated entitlements are available to purchase from the former Tenant. Entitlements can be transferred subject to an Administration Transfer Fee.

### **Countryside Stewardship Scheme**

We understand the land is not within a Stewardship Scheme

### **Services**

The purchaser should assume that there are no services connected to the property and must satisfy themselves as to the availability and suitability of any prospective services.

### **Rights of Way, Wayleaves and Easements**

We are not aware of any onerous easements or rights of way. Please refer to the legal pack for further information.

### **Viewings**

The Land may be viewed at any reasonable time by confirmation to the selling agents, Hinson Parry & Co at [auctions@hinsonparry.co.uk](mailto:auctions@hinsonparry.co.uk)

### **Sporting, Timber and Mineral Rights**

It is understood that the sporting rights are separately owned. Timber and mineral rights are understood to be available and will be transferred on sale.

### **Solicitors**

The vendors' solicitor is Sean Spinetto of Messrs Pickering & Butters Solicitors, 19 Greengate Street, Stafford, ST16 2LU Tel 01785 603060 email:- [sean.spinetto@pb4law.com](mailto:sean.spinetto@pb4law.com)

### **Method of Sale**

The Land is offered For Sale by Informal Tender. All Tenders should be made in writing and on the specified Tender Form attached to the rear of these particulars. **All Tenders to be received by Thursday, 4<sup>th</sup> August 2022 at 12 noon.**

### **Money Laundering Regulations**

Due to changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity, place of residence and proof of funds before purchasing. The documentation collected is for this purpose only and will not be disclosed to any other party.

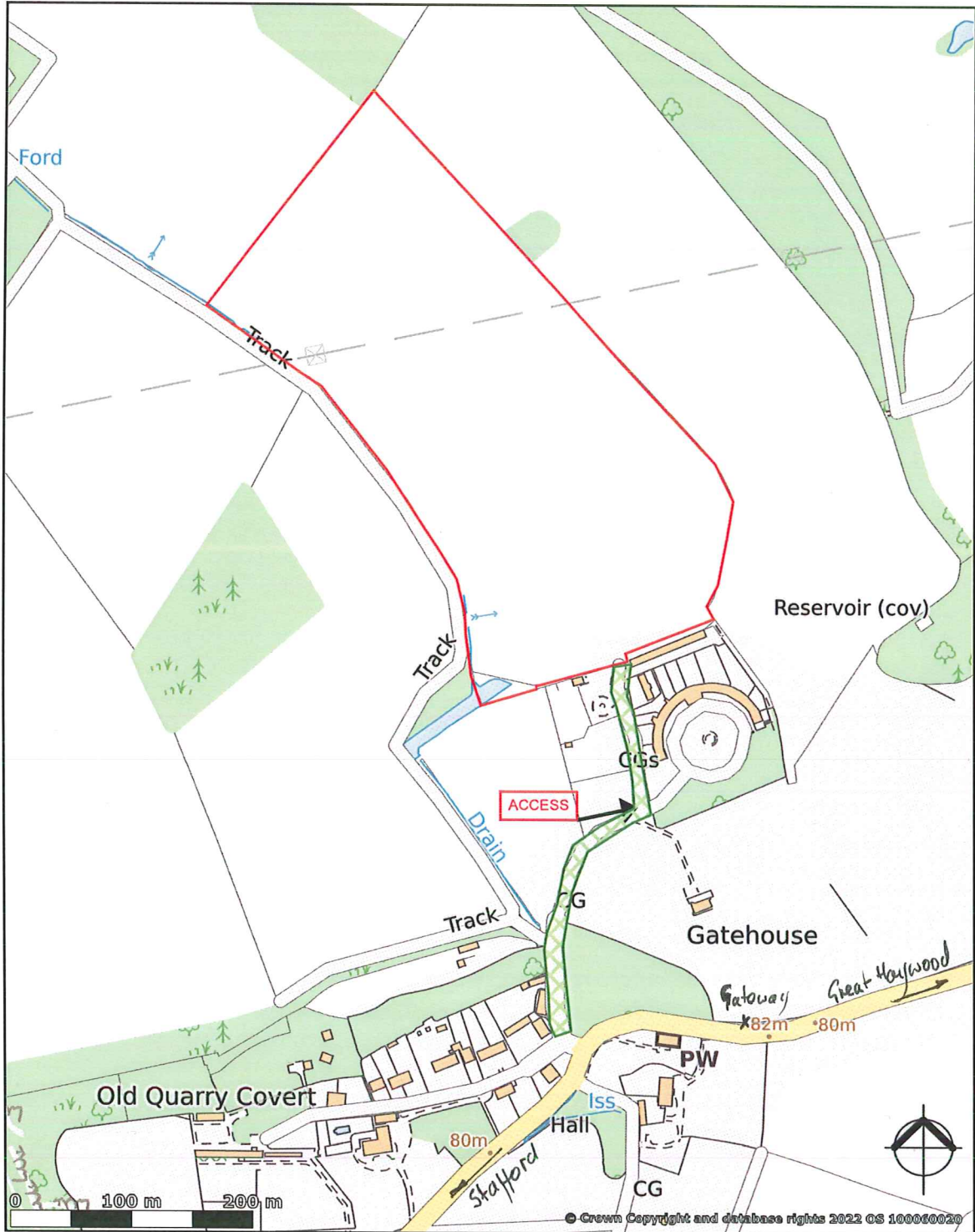
### **Selling agents notes**

Hinson Parry & Co have made every reasonable effort to ensure that the details offer a fair and accurate description of the property but give notice that all measurements, distances and areas referred to, are approximate and based upon the information available at time of printing. These details are for guidance only and do not constitute part of the contract for sale. Hinson Parry & Company employees are not authorised to give any warranties or representation to the sale.

### **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.

Land adjacent Tixall Mews  
Tixall, Stafford



LAND ADJACENT TO TIXALL MEWS, TIXALL, STAFFORDSHIRE, ST18 0XT  
SUBJECT TO CONTRACT

## BEST AND FINAL OFFER

Bids are to be submitted to Hinson Parry & Co either at the address below or by email to [auctions@hinsonparry.co.uk](mailto:auctions@hinsonparry.co.uk) no later than 12 noon on Thursday, 4<sup>th</sup> August 2022. If posting, the envelope should be sealed and marked clearly with the 'Land at Tixall'. If email, mark the subject line the same.

The vendor is not bound to accept any offer.

I / We \_\_\_\_\_

Of \_\_\_\_\_

\_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

### Having inspected the Land at Tixall, I hereby offer the following:

\_\_\_\_\_

I confirm that funds are in place to complete the purchase and accept that the vendor is not bound to accept my offer  (please tick)

I confirm that if my offer is accepted then I will provide proof of funds and money laundering documentation (ID and utility bill) by 12 noon on Monday 14<sup>th</sup> August 2022  (please tick)

I confirm that if my offer is accepted then I will endeavour to ensure that contracts are exchanged and completed as soon as possible  (please tick)

### My Solicitor details are as follows:

Contact Name \_\_\_\_\_

Firm \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Signed \_\_\_\_\_

Printed \_\_\_\_\_

Dated \_\_\_\_\_