

*On Instructions from Mr Anthony Mitchell*

**Agricultural Pastureland and buildings extending in all to  
15.33 acres being Bank View Farm, Green Lane, Whitgreave,  
Stafford**



**TO BE OFFERED FOR SALE BY PUBLIC AUCTION  
(SUBJECT TO CONDITIONS AND PRIOR SALE)  
AT THE STONE HOUSE HOTEL, STONE, ST15 0BQ  
ON THURSDAY 30<sup>th</sup> NOVEMBER 2023  
SALE TO COMMENCE AT 7.30PM**

## **DIRECTIONS**

Green Lane is approached from the A34 by taking the turning towards the village of Whitgreave and the first turning on the right.

Alternatively, it can be approached from Great Bridgford by following Whitgreave Lane from Eccleshall Road.

The property is towards the top of Green Lane and is found on the left hand side, indicated by the Agents for sale board after about 1.2 miles.

## **PARTICULARS**

The sale arises from Anthony Mitchell's decision to sell the land and farm buildings which he has created, due to ongoing ill health.

The land comprises a sound block of pasture which has grown good crops of both hay and silage in recent years.

The buildings comprise a Steel framed Cattle building together with a variety of storage and livestock buildings.

Mains water is connected to both the buildings and the land.

### **The main buildings comprise:-**

Clear span steel framed building with central division fence, water trough and feed fence to one side. 18m x 22.8m (60ft x 75ft) and is 3.1m 10 ft to the eaves. There is a full length lean-to, 7.6m deep with the facility to create 4 separate pens together with an isolation pen with water trough.

3 Bay Dutch Barn with lean to, to rear. 2 Bay low implement or young stock check structured of pole with a E I roof 5.25 x 5m with a former poultry shed adjacent.

5 Bay pole and galvanised and iron implement shed 7m x 14m (23ft x 11.6ft)

Timber Sectional Shed 15.5m x 6m with further room to end 6m x 2.2m containing a water trough. A further range of buildings constructed of concrete block and timber with a GI roof is divided into three pens.

There is ample room around the buildings for access and general storage.

The buildings are suitable for the keeping of cattle of all ages, small stock and could easily be converted to equine use if required.

### **Services**

Mains water is connected to the property with troughs in two farm buildings and on the land.

### **Local Authority**

The Local Authority is Stafford Borough Council.

**Vendors Solicitors:-**

**Bowcock & Pursaill LLP Solicitors**

**9-11 Carter Street**

**Uttoxeter**

**Staffordshire**

**ST14 8HB**

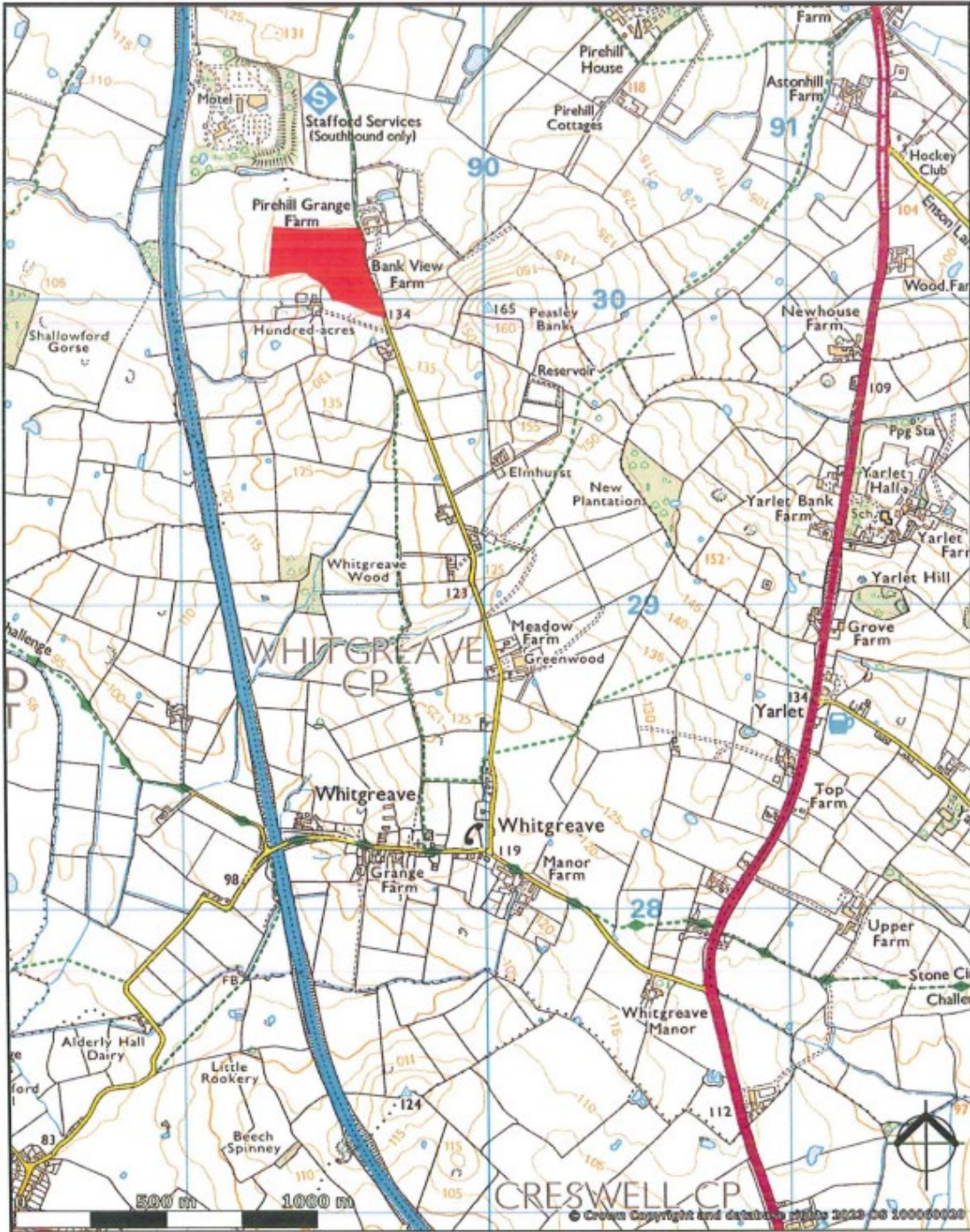
**Joy Hancock (Acting)**

**Tel: 01538 399199**

**Email: [joy.hancock@bowcockpursaill.co.uk](mailto:joy.hancock@bowcockpursaill.co.uk)**

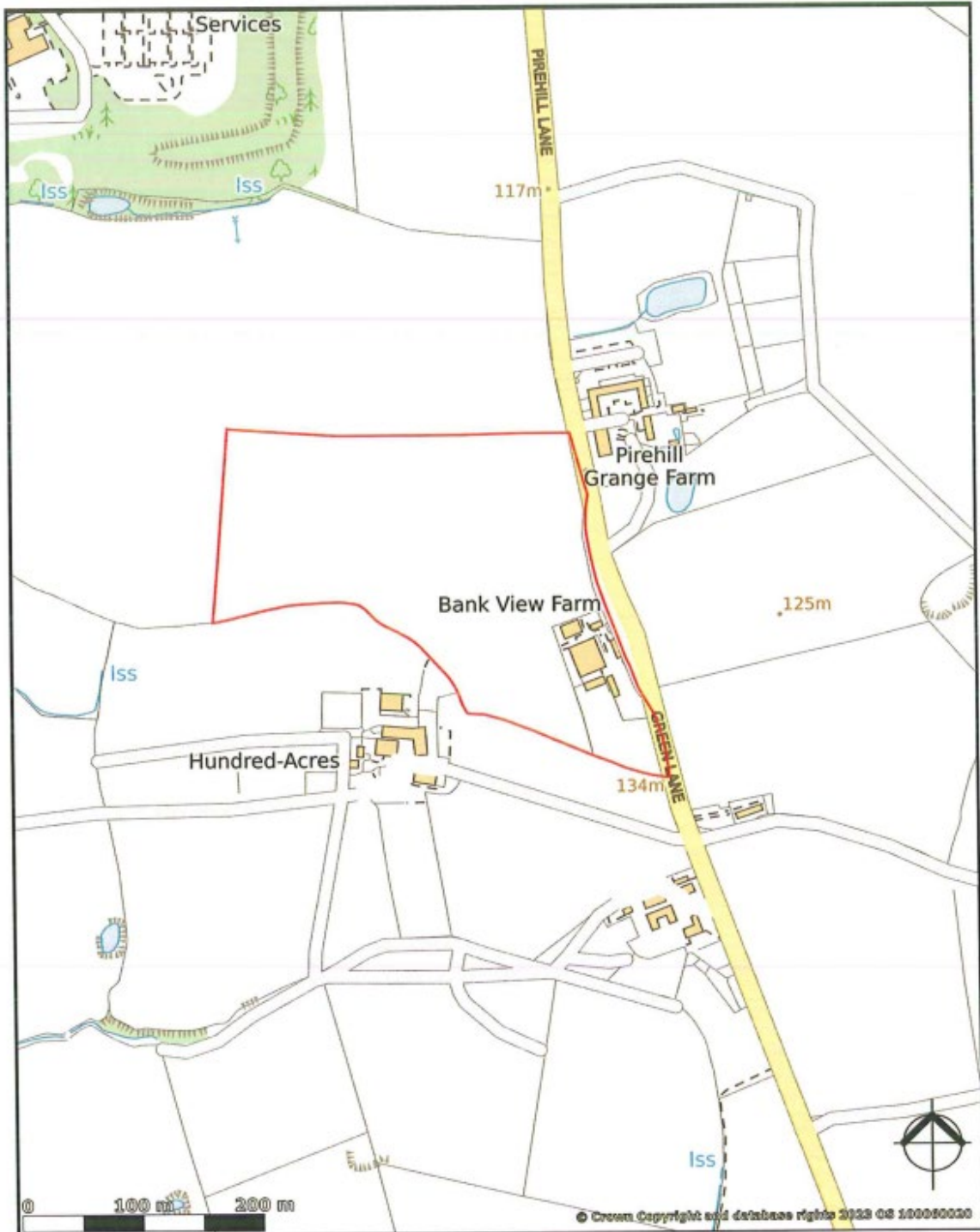
**Viewing**

The land can be viewed at any time. It is requested that interested parties advise the Agents, Hinson Parry & Company when they are to view to provide some security on telephone number 01785 850866.



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Plotted Scale - 1:20,000



**PROOF OF IDENTITY:** Those wishing to bid will be required to produce a formal proof of identity that being, either a driving license or passport and a utility bill prior to the sale commencing.

### **CONDITIONS OF SALE**

The Conditions of Sale will be deposited at the offices of the Auctioneers and at the Vendor's Solicitors five days prior to the sale and will not be read at the sale. Both the Auctioneer and the Vendor's Solicitors will be in the Saleroom 30 minutes prior to the commencement of the Auction to deal with any matter arising from either the Conditions of Sale or from the Sale Particulars relating to the property generally. At the time appointed, the Sale will commence and thereafter no further query will be dealt with, and 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 there.

An administration charge of £250 (plus VAT) will be payable by the purchaser of each Lot to the Auctioneers on the fall of the hammer.

### **PROPERTY MISREPRESENTATION ACT, 1993: 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 give 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.