

**FREE WORKING PRODUCTIVE ARABLE LAND
AT
BURY BANK FARM, BURY BANK,
MEAFORD, STONE ST15 0QA**



93.25 Acres (37.369 Hectares)

Offers Invited



Location

The land lies adjacent to the north side of the A51 Stone to Nantwich Road, approx. 1½ miles northwest of Stone. There are 2 points of access directly off the road carriageway, and 2 further points of access via rights of way along tracks over neighbouring property.

Description

Classified as Grade 3 on the MAFF reference plans this is a block of light free working and productive arable land, lying between 400ft. and 525ft. above sea level, on a gentle south facing slope. Divided into convenient parcels, within a ring fence, it is currently Autumn sown to a 1st Wheat, Oats and Barley, but would be equally suited to maize or other forage crops.

Services

Mains water is understood to be connected to the land, adjacent to the southwestern boundary.

Stewardship

None of the land is the subject of a current scheme.

Basic Payment Scheme

37.73 Entitlements to claim the Basic Payment will be transferred to the purchaser in time to make the claim for 2023. The vendor will claim the 2022 payment.

Minerals, Timbers and Sporting Rights

The land is sold with the benefit of such rights as may exist.

Rights of Way, Wayleaves and Easements

The land benefits from the 2 rights of way that provide additional access from the A51. At the most eastern extremity there is access along a surfaced track, adjacent to Bury Bank Farm, which follows the eastern boundary.

At the western extremity there is access along a short section of track through a small copse of trees, which belongs to the Swynnerton Estate.

Method of Sale

The land is offered for sale by Private Treaty with offers invited.

Tenure

The land is understood to be freehold and will be conveyed with vacant possession.

Local Authority

Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

Agents Contacts

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Viewing

The land may be viewed at any time in daylight hours when in possession of a copy of these particulars.

The two locations of the points of access via rights of way, are shown on the two photographs below.



Please note, Hinson Parry & Company nor the proprietors accept any responsibility for any loss or injury caused whilst carrying out a site visit

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.

Land off Bury Bank

