

**LAND FOR SALE  
AT  
HIGHLANES, BROCKTON,  
STAFFORDSHIRE**



- **29.82 Acres (12.068 Ha) of Long Term Pasture**
- **Divided into 3 Convenient Enclosures**
- **River Watered all along the North-Eastern Boundary**

**Offers Invited**

**DIRECTIONS**

From the A519 at Slindon take the turning opposite to the Church and follow the lane to its junction with Brockton Lane/Highlanes. Here turn right and the land is immediately on your righthand side. The nearest post code is ST21 6LY

**LOCATION**

The land lies within a popular farming district which is renowned for the quality of its grazing meadows and arable land.

Historically a district of relatively small/medium farming units, Brockton now has the advantage of being in close proximity to one of the Country's largest livestock markets at Market Drayton.

**DESCRIPTION**

This is a block of 3 enclosures of land all in long term pasture, which have been sheep grazed for many years. Predominantly level, with a good road frontage, the land ranges from approximately 310 feet above sea level to 330 feet and is Grade 3 on the Ministry of Agriculture Land Classification map. It abuts an area of Grade 2.

Brockton Brook forms the North-East boundary of the land and provides a reliable natural source of water.

**SERVICES**

We understand the land is not connected to mains water.

**STEWARDSHIP**

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

**BASIC PAYMENT SCHEME**

Entitlements to claim the Basic Payment will be transferred to the purchaser in time to make the claim for 2023.

**MINERALS, TIMBERS AND SPORTING RIGHTS**

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

**TENURE**

We understand the land is owned freehold and will be sold with the benefit of vacant possession.

**METHOD OF SALE**

Offers are invited.



**LOCAL AUTHORITY**

Stafford Borough Council  
Civic Centre  
Riverside  
Stafford, ST16 3AQ

**AGENT'S CONTACT**

Mr John Hinson  
Hinson Parry & Company  
Diamond Way  
Stone  
Staffordshire ST15 0SD  
Mobile Telephone No. 07860 827800

**VIEWING**

The land may be viewed at any time in daylight hours when in possession of a copy of these particulars. Please note Hinson Parry & Company, nor the proprietors, accept any responsibility for any loss or injury caused while carrying out a site visit.

**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.

Highlanes, Brockton, Eccleshall, Stafford, ST21 6LY

