



FOR SALE by Private Treaty

**65.58 acres of land at Manor Farm, Brocton,
Staffordshire, ST17 0SU**

A block of predominantly arable land with good road access



ATCHAMS
CHARTERED SURVEYORS

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65.58 Acres at Manor Farm, Brocton, Staffordshire, ST17 0SU
For Sale by Private Treaty

Guide Price £700,000

- 65.58 Acres (26.54 Hectares)
- **Sale by Private Treaty. Offers invited**
- Predominantly Arable Land
- Excellent road access

- Well located block of land
- Grade 3, level ground.
- **Enquiries through Atchams. Contact Gareth Lay 07399 184 807 or Laura Parry-Jones Tel: 07359 108 992**

Land at Manor Farm, Brocton, Staffordshire, ST17 0SU - 65.58 acres of Agricultural Land

LOCATION

Land at Manor Farm is located close to Brocton crossroads, between the Teddesley Road and the A34 Cannock Road in the County of Staffordshire.

It is approximately 4.3 miles to the North East of Penkridge, with Stafford being 4.4 miles to the North West. The subject property is located within an area close to residential properties to the North. The property adjoins open farmland.

Access to the land is taken directly off a council owned and maintained highway, Teddesley Road.

DESCRIPTION

The property comprises 65.58 acres (26.54 hectares) of bare agricultural land. This is shown bordered red on the plan.

The land has most recently been used for arable purposes.

The land can be accessed off the Teddersley Road via a gateway leading to the fields.

The land is not at risk from flooding (according to the Environment Agency).

The land is not within the Green Belt.

There are no public rights of way which affect the land.

The land is not affected by any large scale utilities and is not affected by HS2.

There are two private rights of way (shown in blue on the plan)

SERVICES

We understand that Mains Water is not connected to the land, but may be available in the road.

TENURE AND POSSESSION

The property is offered for sale Freehold with Vacant Possession on all parts upon completion.

SALE PROCESS

The property is to be sold by private treaty. Offers are invited through the agents.

The primary agent handling the sale is Gareth Lay MRICS FAAV of Atchams, contact 07399 184 807 or gareth.lay@atchams.co.uk.

BASIC PAYMENT ENVIRONMENTAL SCHEMES

There are no Historic Entitlements included in the sale. As far as the Vendor is aware, the holding is not within any Environmental Stewardship Schemes.

GUIDE PRICE

The agents suggest a guide of £700,000 (Seven Hundred Thousand Pounds). Potential purchasers are invited to make offers at an appropriate level at their discretion.

IDENTIFICATION CHECKS

In accordance with New Money Laundering Obligations for UK Property Transactions: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, prospective buyers must provide two forms of identification prior to submitting an offer, which will be checked and verified by the selling agents.

VIEWINGS

Potential purchasers are advised to contact the agent in advance of viewings in case the property has been withdrawn from the market.

All viewings are to be made by appointment with the sole agent Atchams, Holly Farm, Wolverley, Shrewsbury, SY4 5NQ. Contact Laura Parry-Jones Tel: 07359 108 992 or Gareth Lay Tel: 07399 184 807.

LEGAL DOCUMENTS AND COSTS

The purchaser is to be responsible for their own legal and professional costs associated with the purchase. A Legal pack can be requested at any time.

VAT

VAT is not applicable on the sale price.

PLANNING

As far as the vendors are aware there is no recent planning history associated with the property. Any purchasers will be responsible for carrying out their own planning searches.

The Local Authority is Stafford Borough Council, Civic Centre, Riverside, Stafford. ST16 3AQ

UPLIFT CLAUSE

There will be no uplift clause on the sale of the land

EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which may affect it. The land will be sold subject to rights of way, as shown on the plan in blue. Further details can be obtained from the vendor.



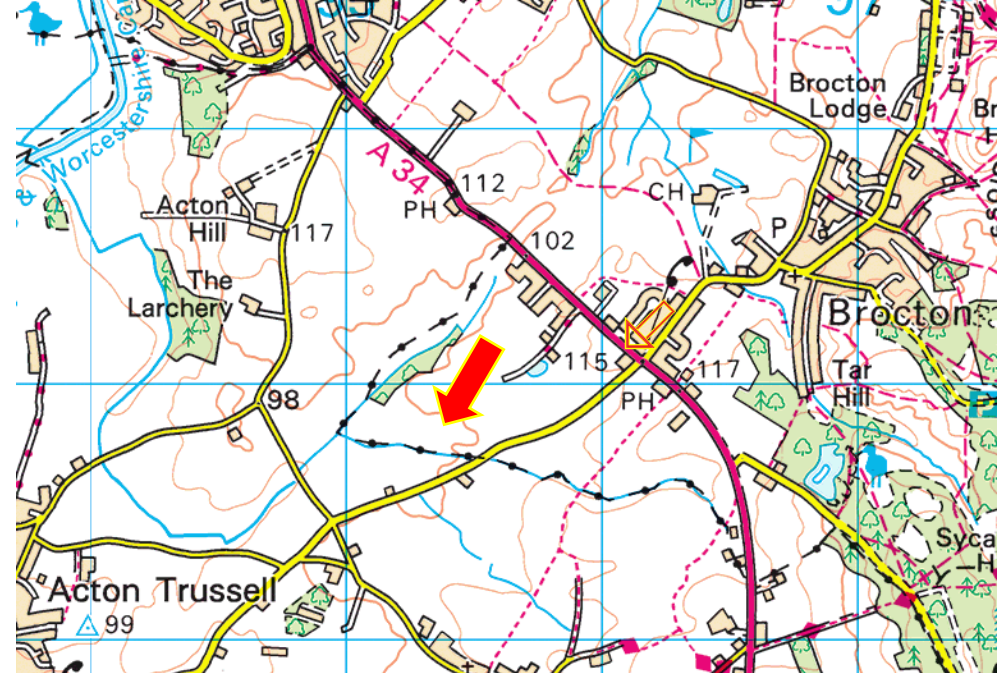
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All dimensions are approximate and the plans provided are for identification only.

Photographs taken May 2022 and July 2024

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Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Atchams has made every effort to attempt to ensure that the particulars and other information provided are as accurate as possible and the particulars are not intended to amount to advice given, which you should rely upon as being factually accurate. Some images may have been taken using wide angle lenses. The reader should not assume that the property has all necessary planning, building regulations or any other consents and Atchams have not tested any services, facilities or equipment. All measurements and distances given are approximate. Atchams, its employees and anyone instructed on their behalf cannot offer warranties or guarantees, whether expressly or implied in relation to the property, or the content of these particulars is accurate, complete or up to date. The photographs provided represent part of the property as it appeared at the time they were taken. All rentals and prices are quoted exclusive of VAT (which may be charged in addition) unless otherwise stated. Should you require any further information, please contact us info@atchams.co.uk Atchams Limited (Co Reg 11793641) whose registered address is Holly Farm, Wolverley, Shropshire, SY4 5NQ. Atchams is regulated by RICS. Your statutory rights are not affected by this notice.

Prospective purchasers will be asked to produce identification of the intended purchaser and other documentation in order to support any conditional offers submitted to the vendors. Atchams offers no liability of any type arising from the purchasers delay or other lack of co-operation. We may hold purchaser's names on our database unless you instruct us otherwise.

View the property at www.atchams.co.uk/property



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