



# lot 2, Land Beamhurst

Uttoxeter

BAGSHAWS EST. 1871
Land • Property • Livestock

# lot 2, Land Beamhurst

Uttoxeter

ST14 5DZ

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|---|---|---|---|---|
| 0 | 0 | 0 | | 4.78 acre(s) |

An opportunity to purchase Land and Buildings all together extending to approximately 21.18 acres (8.57 hectares), offered as a whole or in four lots. Located within the village of Beamhurst, the land and buildings are currently utilised for agricultural purposes with an amenity strip of woodland, and benefit from roadside access.

## Guide Price

£80,000

Bakewell - 01629 812777

bakewell@bagshaws.com

### Location:

The land is situated within the popular village of Beamhurst, boasting great connectivity to nearby towns and road links. Nearby towns include; Uttoxeter to the east (3.2 miles), Cheadle to the northwest (6.4 miles), Stone to the west (12.6 miles), and Ashbourne to the north (12.8 miles).

### Lot 2: 4.78 acres (shaded orange)

A parcel of attractive grassland in good heart, extending to approximately 4.78 acres (1.93 hectares), suitable for grazing of livestock and horses, and mowing. The land benefits from a useful track running along the eastern border for access, by which the neighbouring property has a right of way along as does Lot 3.

The land is likely to appeal to those with agricultural, equestrian, and/or amenity interests.

### Directions:

Travelling northwest from Uttoxeter on A522 New Road, continue straight then take the third exit at the roundabout. At the second roundabout take the second exit, and at the third roundabout take the second exit continuing straight onto the A522. With JCB headquarters on your left hand side continue straight over the roundabout and follow the A522 into Beamhurst. Lot 4 can be found on your left hand side, Lots 2 and 3 on your right hand side. Turn right onto Watery Lane immediately after, Lot 1 can be found approx. 500 yards up on the right hand side as indicated by our 'for sale' boards.

What3Words// diet.consults.move

### Services:

It is assumed that Lot 1 benefits from mains water and electricity.

### Tenure and Possession:

The property is sold freehold. The land is currently occupied by a lessee under a Grazing and Mowing License which terminates on 31st October 2026. Lot 2 is currently occupied under an informal agreement.

### Sporting, Mineral and Timber Rights:

We understand the sporting, mineral and timber rights are included as far they exist.

### Viewing:

The property may be viewed at any reasonable time when in possession of a copy of these particulars. Please park respectfully.

### Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. Lots 1 and 2 have a public footpath running through. A neighbouring property has a right of way for access along the driveway included within Lot 2. Lot 3 also benefits from a right of way for access across this driveway. There are overhead wires across Lot 2, it is assumed the correct wayleaves are in place.

### Method of Sale:

The property is to be sold by Informal Tender, the tender deadline is Thursday 26th November 2026 at 12pm. Tenders to be received at Bagshaws, The Agricultural Business Centre, Bakewell DE45 1AH.

It is anticipated that exchange will take place by the 30th November, with completion mid December.

### Local Authority:

East Staffordshire Borough Council, Town Hall, King Edward Place, Burton upon Trent, Staffordshire DE14 2EB

### Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

### Fixtures and Fittings;

Only those referred to in these particulars are included in the sale. The post and rail fencing that bounds Lot 2, along with the gates, will be removed prior to completion.

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