



Plardiwick Farm,

Plardiwick, Gnosall, Staffordshire, ST20 0EJ

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Bruton Knowles

Olympus House, Olympus Park, Quedgeley,
Gloucester, GL2 4LY
01452 880000

DESCRIPTION

Plardiwick Farm is an excellent opportunity to acquire a dairy farm with a red brick farmhouse, modern and traditional farm buildings and land all in one package, extending in all to approximately 134.83 acres (54.56 ha). The farm is currently let under agreed heads of terms for a Farm Business Tenancy until March 2023, however there is no signed tenancy agreement in place.

LOCATION

Plardiwick Farm is situated to the west of Gnosall in rural Staffordshire. The property has good network links via the M6 motorway at Stafford and there is a railway station at Stafford with a travel time of 1hr 46 mins to London Paddington.

Approximate distances

Gnosall 0.75 mile
Stafford 8 miles
Birmingham 40 miles
London 160 miles

ACCOMMODATION

The detached farmhouse is of red brick construction under a tile roof and has a rear porch, sitting room, hall, wc and kitchen downstairs, 3 bedrooms and a family bathroom upstairs, double glazing throughout and extends to approximately 160 m² gross external.

OUTSIDE

The property is surrounded by garden with far reaching views over the farm and beyond.

BUILDINGS

The buildings comprise a useful range of mainly modern steel portal framed farm buildings.

Cubicles, dairy and parlour (18/18 herringbone) - 806m²

Cattle Housing - 154m²

Cattle Housing - 382 m²

Straw Barn – 53.1 m²

Redundant traditional buildings - 377 m²

In addition there is a concrete base earth wall silage clamp and two slurry lagoons.

Note: Many of the buildings are tenant's fixtures, further details on request.

LAND

The land in total amounts to approximately 134.83 acres (54.56 ha) of Grade III agricultural permanent pasture and surrounds the house and buildings in several blocks split by roads. The land has been used for grazing livestock and the boundaries are a mixture of mature hedge and stock fencing.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency (RPA), however entitlements do not form part of this sale.

STEWARDSHIP

The land is not part of any Environmental Stewardship Scheme.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not. There is a public footpath running across the property.

INSURANCE

As from the date of completion, the property will be at sole risk of the purchaser who should affect their own insurance.

INGOING VALUATION

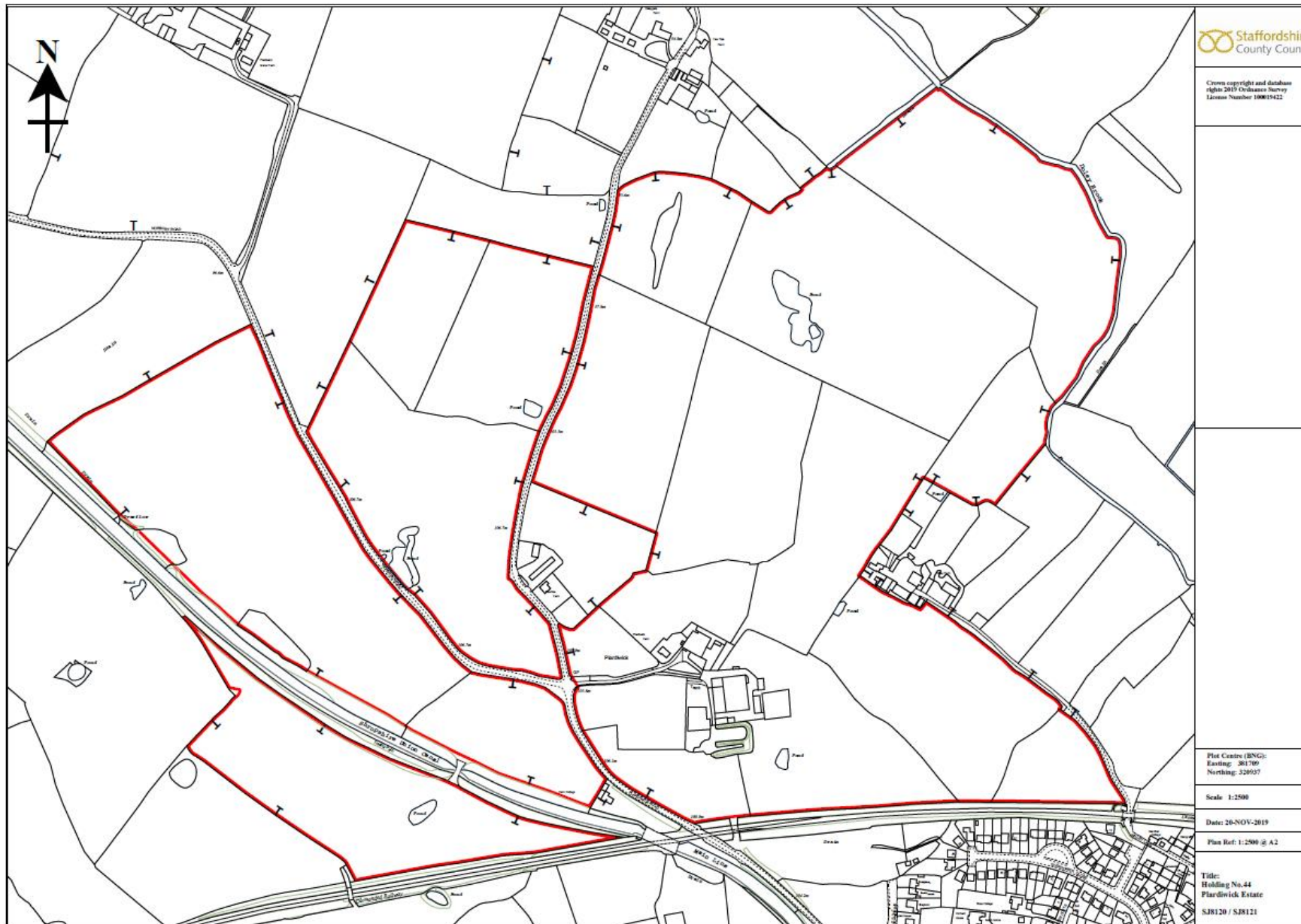
There will be no ingoing valuation and no deduction or set-off however arising will be allowed.

SERVICES

It is understood that water and electricity are received by mains supply with drainage to a septic tank, however, prospective purchasers are advised to make their own enquiries in this regard.

**Plardiwick Farm, Plardiwick, Gnosall,
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Bruton Knowles, Olympus House, Olympus
Park, Quedgeley, Gloucester, GL2 4LY
Eleanor Isaac 01452 880000



Plardiwick Farm, Plardiwick, Gnosall, Staffordshire, ST20 0EJ

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TENURE AND POSSESSION

The property is for sale subject to an unsigned Farm Business Tenancy due to expire March 2023 with an annual passing rent of £17,184.

LEGAL FEES

Each party is held responsible for the legal fees associated with the sale of the subject property.

BUYER'S PREMIUM

A buyer's premium of £750 + VAT per lot is payable in addition to the purchase price on exchange of contracts to cover administrative costs.

SALE PLAN AND BOUNDARIES

The boundaries are assumed to be correct. The sale plan, photographs, building plan and ordnance survey extract have been provided for guidance only and no guarantee or warranty as to its accuracy is given or implied. Any scales are approximate

GUIDE PRICE

Guide Price £1,400,000.

OFFERS

The property is for sale by Private Treaty as a whole. All offers should be submitted in writing to the **sole selling** agents;

FAO Mr Ben Compton, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF.

UPLIFT CLAUSE

The property is sold free of any development uplift clause in the event that planning permission is granted for an alternative use.

VIEWINGS

All viewings are strictly by block viewing through the sole selling agents.

Eleanor Isaac or Ben Compton

01452 880000

eleanor.isaac@brutonknowles.co.uk

ben.compton@brutonknowles.co.uk

DATA ROOM

Prospective purchasers are advised that further information relating to the property can be accessed via the Data Room at <https://www.staffsfarms.co.uk/>

COUNCIL TAX

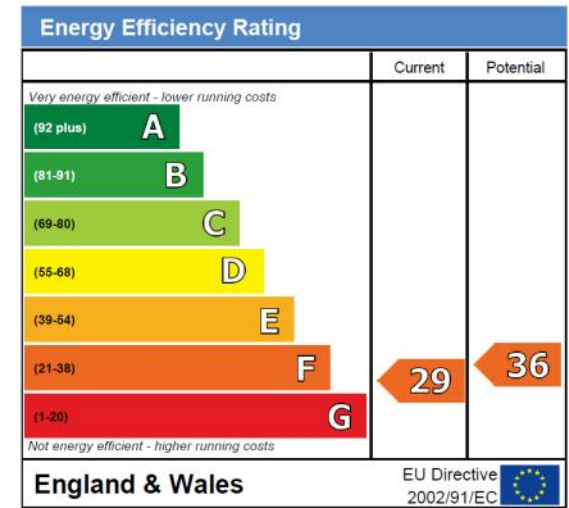
We understand that the property has been placed in Band E.

LOCAL AUTHORITY

Stafford Borough Council

ENERGY PERFORMANCE CERTIFICATE

The EPC is attached. A full report can be viewed online at <https://www.epcregister.com/>



AGENT'S NOTE

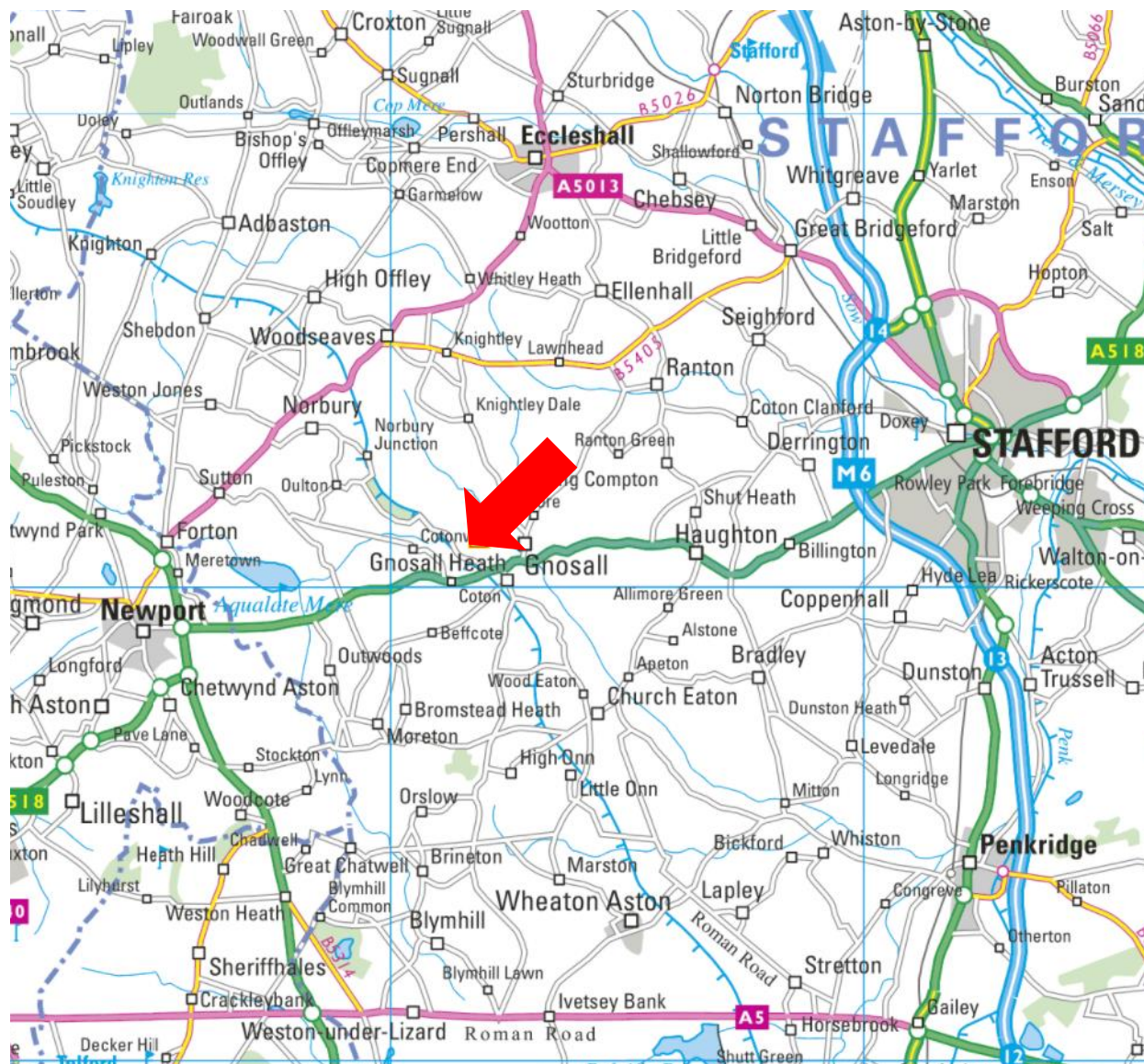
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All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.

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