



## Eaton Brook Farm

Upper Woollaston, Church Eaton, Staffordshire, ST20 0AA

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Bruton Knowles

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

## DESCRIPTION

Eaton Brook Farm is an excellent opportunity to acquire a working dairy farm with a detached farmhouse, buildings and land all in one package, extending in all to approximately 109.98 acres (44.50ha). The farm is currently let on a Farm Business Tenancy until March 2024.

## LOCATION

Eaton Brook Farm is situated in a rural location south west of Stafford between Penkridge and Gnosall, the closest village being Church Eaton. There is a railway station at Stafford with a travel time of 1hr 46 mins to London Paddington.

## Approximate distances

- Church Eaton 1.5 miles
- Stafford 8 miles
- Birmingham 28 miles
- London 150 miles

## ACCOMMODATION

The detached farmhouse is of brick with render construction under a tile roof and is a 3 bedroom property arranged over two floors, with double glazing throughout and extends to approximately 150 m<sup>2</sup>. On the ground floor there is a boot room, shower room, kitchen, pantry, sitting room, dining room, family bathroom and office. Up stairs there are three bedrooms and a wc with basin.

## OUTSIDE

The property has the benefit of a small garden to the front and a concrete yard with buildings beyond to the rear.

## BUILDINGS

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

Dairy - 41m<sup>2</sup>

Parlour, yard and boxes - 238.6<sup>2</sup>

Cattle housing - 929.7m<sup>2</sup>

Timber cow kennels - 219.3m<sup>2</sup>

Stock shed - 164.5m<sup>2</sup>

Extension to stock shed - 99.6m<sup>2</sup>

Note: some buildings are tenant's fixtures, further details available.

## LAND

The land in total amounts to approximately 109.98 acres (44.50ha) of Grade III agricultural predominately permanent pasture with a some arable. 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.

## COUNCIL TAX

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

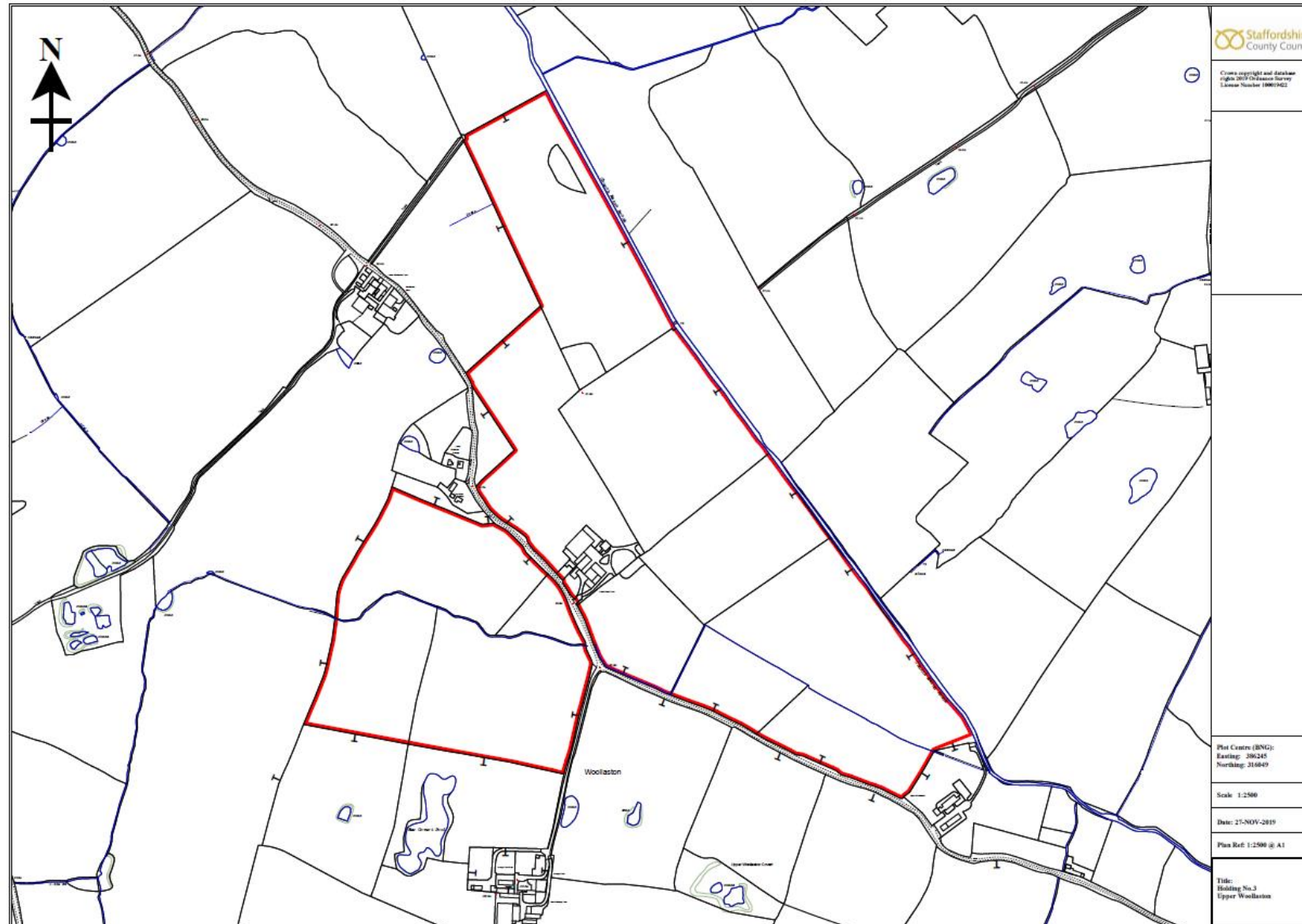
## LOCAL AUTHORITY

Stafford Borough Council

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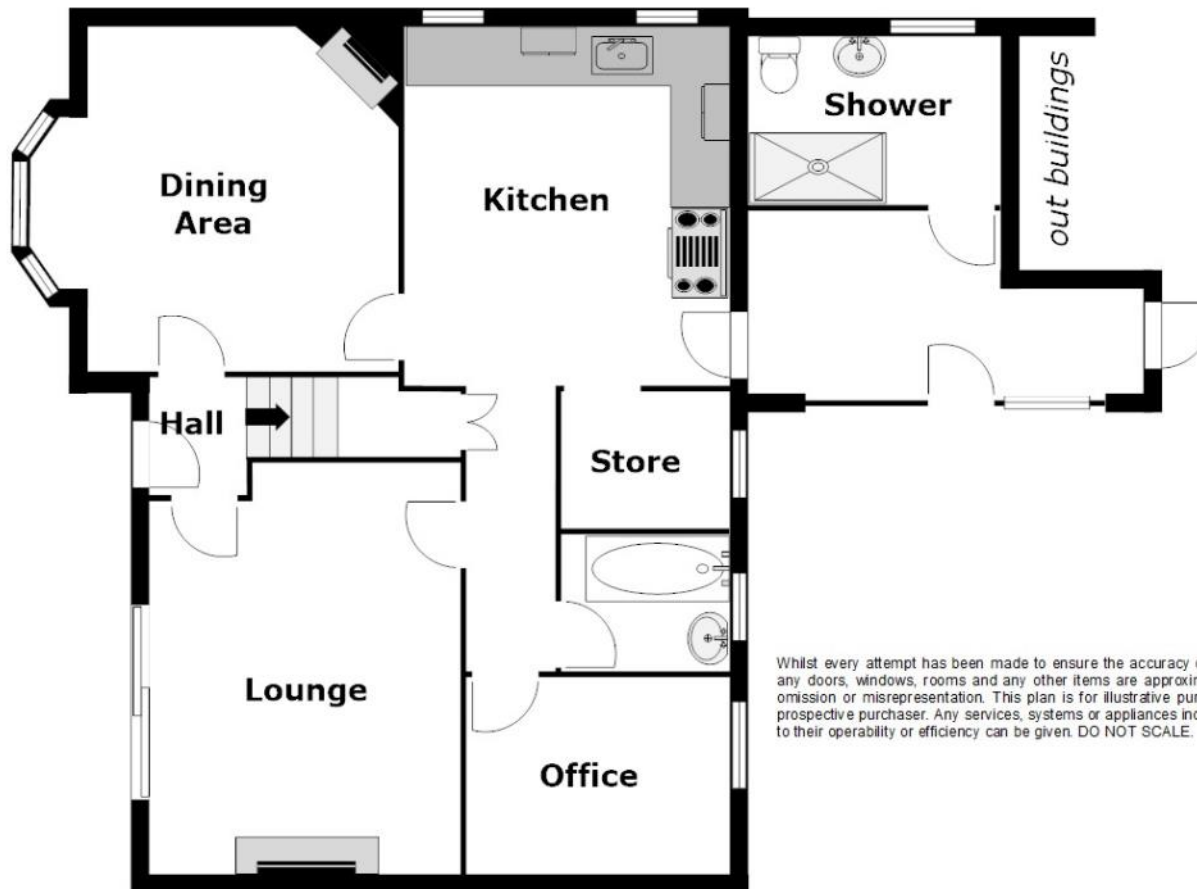
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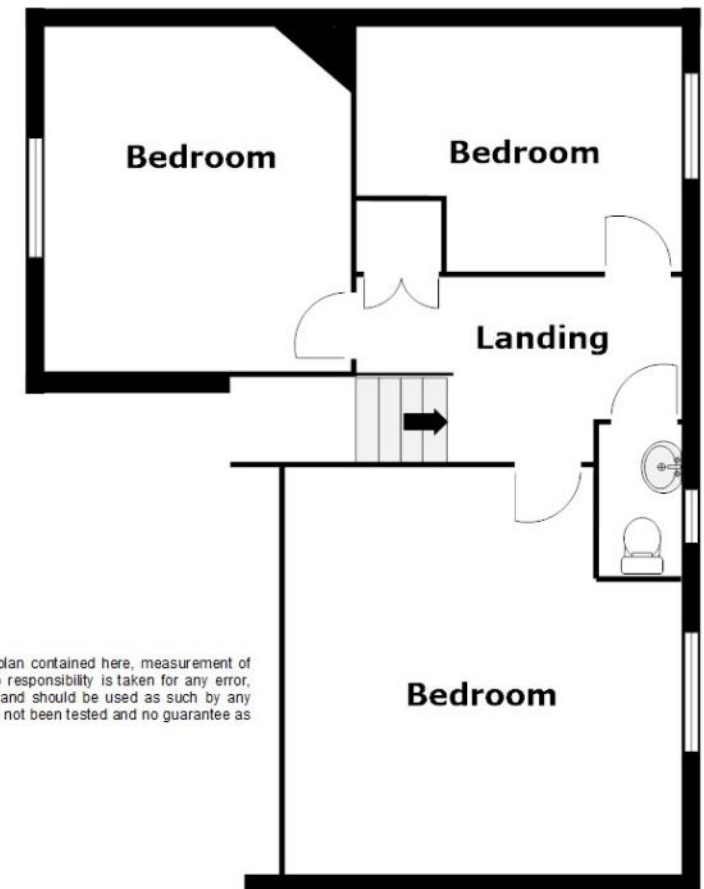
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**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of any doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Any services, systems or appliances indicated have not been tested and no guarantee as to their operability or efficiency can be given. DO NOT SCALE.



**FIRST FLOOR**

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## TENURE AND POSSESSION

The property is for sale subject to a Farm Business Tenancy due to expire in March 2024 with an annual passing rent of £17,160.

## 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 is payable per lot sold 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 £1,250,000.

## OFFERS

The property is for sale by private treaty as a whole. All offers should be submitted in writing to the agents as follows;

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 only through the sole selling agents, dates will be confirmed on request. Please note viewings will be conducted in line with Covid-19 government guidance at the time.

Eleanor Isaac or Ben Compton

01452 880000

eleanor.isaac@brutonknowles.co.uk

ben.compton@brutonknowles.co.uk

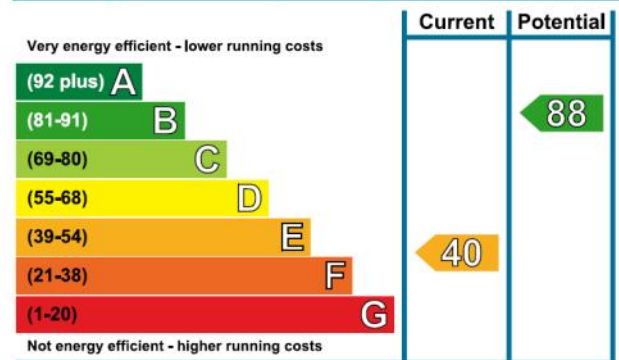
## DATA ROOM

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

## ENERGY PERFORMANCE CERTIFICATE

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

## Energy Efficiency Rating



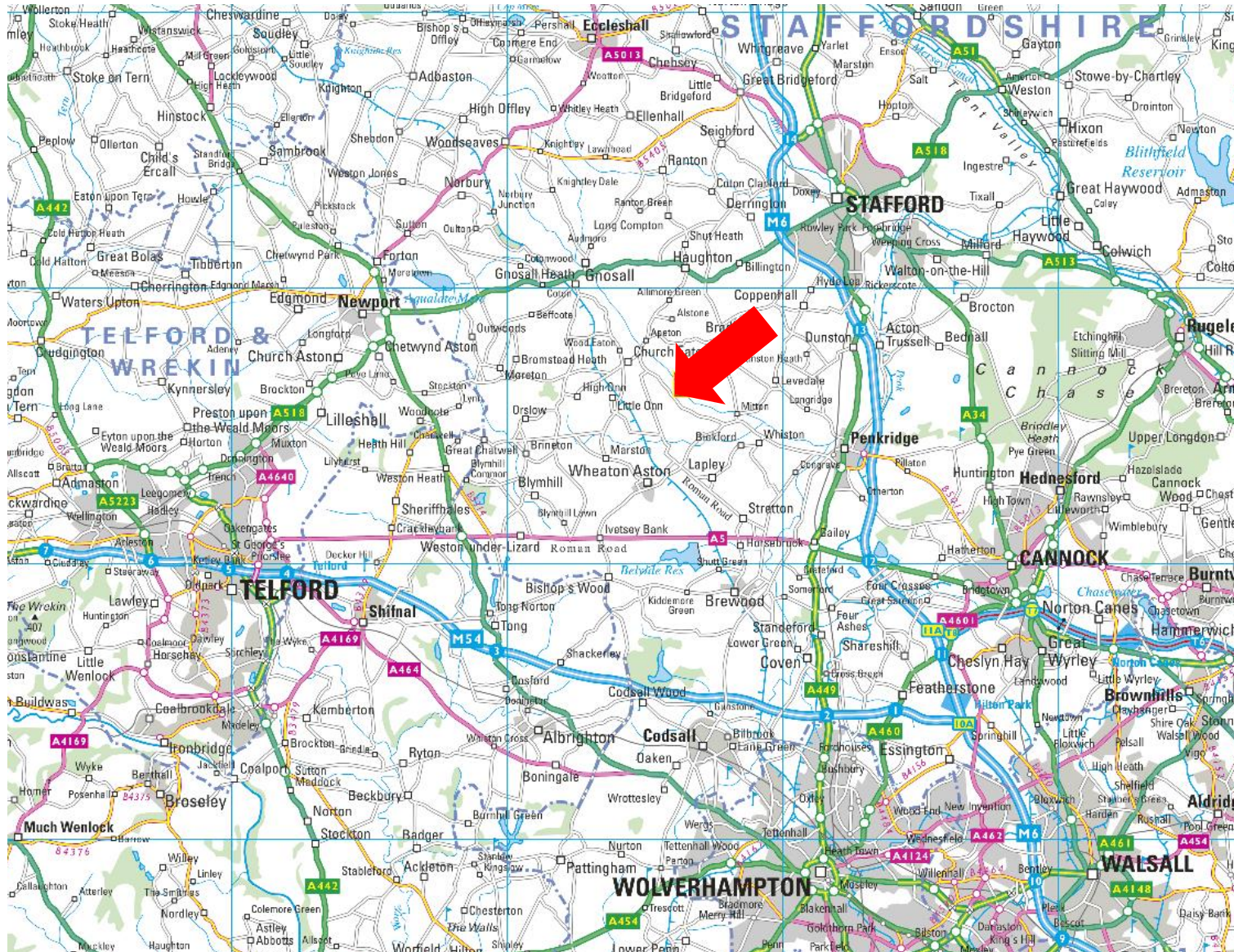
## AGENT'S NOTE

Subject to Contact & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract.

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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