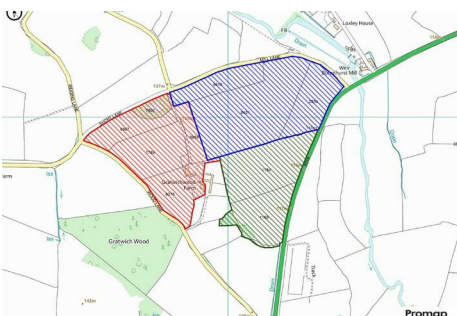




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Mill Lane

Uttoxeter, ST14 8SE

15.99 Acres or 6.47 Hectares or thereabouts at Gratwich Wood Farm. Lot 3 comprises two parcels of meadow land with access directly from the A518. The land is suitable for grazing and is mostly suitable for grains also. The land can be seen edged in green on the plan.

61.64 Acres or Thereabouts Available as a Whole or in Three Lots:

Lot 3 - 15.99 Acres or thereabouts
Offers in the Region of £10,000 - £12,000 per acre

Lot 1 - Gratwich Wood Farm along with 19.88 acres or thereabouts

Offers In The Region Of £10,000

Mill Lane

Uttoxeter, ST14 8SE



Situation

Directions

Gratwich Wood Farm - LOT THREE

Basic Payment Scheme

Local Authorities

Viewing

Tenure and Possession

Please Note

Wayleaves

Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|--|-------------------------|-----------|--|-------------------------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |