



Graham Watkins & Co.

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Draft Details Only – these details may be subject to alteration

FOR SALE BY PRIVATE TREATY

3.25 Acres or Thereabouts
Accommodation Land

**Thorney Edge Road,
Bagnall,
Stoke on Trent,
Staffordshire,
ST9 9LD**

- **Single Enclosure of Sound Level Grassland**
 - **Good Road Frontage**
- **Suitable for Mowing or Grazing Purposes**
 - **Of Particular Interest to those with Equestrian Interests**

**Offers in the Region of
£55,000**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Directions

The land lies adjacent to Thorney Edge Road, being the country road that runs between the village of Endon and Werrington. Proceed along this lane and the land will be easily identified by the Agents for sale board.

Description

This comprises a block of accommodation grassland, being level in nature and suitable for grazing or mowing purposes and will be of particular interest to those looking for a separate block of accommodation land or for amalgamating with neighbouring land owners. It would be of particular interest to those with equestrian pursuits.

Services

The land is not connected to mains water but there is mains water available on Thorney Edge Road and interested parties should make their own enquiries of the relevant authorities.

Basic Payment Scheme

Basic Payment Scheme Entitlements are not included in the sale of the land.

Land Registry

The land is held on the land registry under part of title number SF5336178, the plan of which is attached to these particulars showing the land edged in red.

Tenure and Possession

The property is held freehold and vacant possession will be given on completion

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.

Viewing

At any reasonable time.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

www.zoopla.co.uk

FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

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