



Graham Watkins & Co.

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Draft Details Only – these details may be subject to alteration

FOR SALE BY PRIVATE TREATY

40.86 Acres or Thereabouts
Accommodation Land

Grindley Lane
Blythe Bridge, Stoke on Trent,
Staffordshire, ST11 9JS

- **Situated on the Edge of Stoke on Trent**
- **Good Road Frontage to Grindley Lane**
 - **Currently in Arable Cropping**
 - **Mains Water Connection**
- **May Have Long Term Potential for Alternative Use, Subject to Any Necessary Consents.**

Offers Over
£15,000 per Acre

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 off Grindley Lane, the B5029, being the road that runs from Blythe Bridge to Meir Heath.

Description

The land is currently in arable cropping and is level in nature and considered to be in good heart. The land is contained within three enclosures.

The land is in good heart and is set out in the following schedule:-

<u>OS Field Numbers</u>	<u>Description</u>	<u>Area (hectares)</u>
8243	Arable	4.12
0313	Arable	5.13
8608	Arable	<u>7.12</u>
		16.55 hectares or 40.86 acres or thereabouts

Due to the location of the land, it may have long term potential for alternative use, subject to any necessary consents and we believe the local authorities are Stafford Borough Council and Staffordshire County Council to whom interested parties should make their enquiries.

Services

The land is connected to a mains water supply.

Local Authority

We believe the local authorities are Stafford Borough Council and Staffordshire County Council to whom interested parties should make their own enquiries.

Basic Payment Scheme

All the eligible land is registered for the basic payment scheme and for the avoidance of doubt, no entitlements are included with the sale. These entitlements may be available by separate negotiation and interested parties should contact the selling agent for further details.

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

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