

FOR SALE BY PRIVATE TREATY

Haven View

Rivendell Lane, Birchall, Leek, Staffordshire, ST13 5RH



Offers in the Region of £485,000

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.

Situation

Located in a popular semi rural location, the land has full planning permission for a residential development; in an elevated position and offering excellent views.

Directions

If travelling from our Leek office on Derby Street, Turn left onto Haywood Street and turn left at the traffic lights onto Compton. Continue along this road. Go straight on at the roundabout and past Leek Golf Club on the right. The land will be found a short distance along the road on the left hand side.

Description

The site has full planning permission for one detached, residential dwelling. This was granted in 2018 and the plot comes with generous outside space. The build has already started and will create a bespoke and spacious detached dwelling in a highly popular location, which will have off road parking for two vehicles. The ground floor of the property will benefit from a good sized kitchen and utility area, down stairs W.C, dining room, lounge and integrated garage. The first floor will comprise two bedrooms and family bathroom with the third bedroom being the master with an en-suite. Outside, the property will have a patio area and garden.

Planning Permission

The land has the benefit of full planning permission for a detached dwelling.

Permission was granted by Staffordshire District Council under application number: SMD/2018/0321 with a decision date of 10/07/2018. Full details of this permission are available from Staffordshire Moorlands District Council Planning Portal.

Tenure and Possession

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

Wayleaves and Easements

The land 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

By prior arrangement through Graham Watkins & Co.

Website Addresses

www.grahamwatkins.co.uk; www.rightmove.co.uk
www.primelocation.co.uk; www.zoopla.co.uk
www.findaproerty.co.uk; www.globrix.com

FOR IDENTIFICATION ONLY – NOT TO SCALE

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