

For Sale by Private Treaty

13.67 Acres Of Mature Woodland
(known as Peggy's Wood)

**Off Cotton Lane,
Cotton, Stoke on Trent, Staffordshire
ST10 3DN**

- Ring Fenced Area
- A Rare Opportunity to Acquire an Area of Mature Woodland
- Of Interest to those with nature and conservation interests



Guide Price: £50,000

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

The woodland is situated off Cotton Lane, Cotton from which there is a gated access.

Directions

If travelling along the B5417 from Windy Arbour towards Oakamoor, take the right hand turn into Cotton Lane, adjacent to the Starr Inn and after a short distance, the access to the land will be found on the right hand side, as indicated by the agents 'For Sale' board.

Description

The woodland offers an opportunity to purchase a block of mature mixed species woodland, being undulating in nature and extends to 13.67 acres or thereabouts. The vendors have cleared paths through the woodland and created small clearings with seating areas, which enhance the amenity appeal of the woodland. The land is free of any public rights of way and offers an excellent opportunity for those with nature and conservation interests.

We understand that there is a tree preservation order in place on the woodland.

Services

There are no services connected.

Land Registry

The woodland is held on the land registry under title number SF418183.

Local Authority

The local authority is Staffordshire Moorlands District Council.

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, quasi easements 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.

Guide Price

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property.

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

Any reasonable time.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.zoopla.co.uk

www.primelocation.co.uk

FOR IDENTIFICATION ONLY – NOT TO SCALE

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