

**For Sale by Private Treaty**

**Amenity Land**  
**Amounting to 0.75 acres of or Thereabouts**  
**At**  
**Mollatts Wood Road, Ladderedge, Stoke-**  
**on-Trent, ST13 7AL**

- A parcel of amenity land, which could be used for a wide variety of purposes including allotments, and garden land.
  
- Of interest to a wide variety of parties.



**Offers Over £40,000**

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 and Situation**

From Leek take the A53 towards Stoke-on-Trent for 2 miles, halfway up Ladderedge turn left onto Mollatts Wood Road. The parcel of land is 300 meters along Mollatts Wood Road as indicated by the agents board.

### **Description**

The Land offers an opportunity to acquire a parcel of amenity land amounting to 0.75 acres or thereabouts, The land can be used for a variety of puporses including allotments and garden land. The land will be of interest to a wide variety of parties.

Please note the land has Japanese Knotweed, the vendor has undertaken an action plan which is currently being followed to help eradicate the Japanese Knotweed.

### **Services**

We are not aware of any mains services connected to the land.

### **Land Registry**

The land is held on part of land registry title number SF497206

### **Local Authority**

The local authority is the 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.

### **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](http://www.grahamwatkins.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.primelocation.co.uk](http://www.primelocation.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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