

Pony Paddock to Let

2 Acres of Grassland or Thereabouts

Land Off Hollow Lane

Cheddleton

Leek

Staffordshire

ST13 7HP

- ❖ Sound grassland suitable for grazing purposes.
- ❖ Of interest to those with equestrian or smallholding interests.

£100/pcm



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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;
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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 A520/Cheadle Road, for 2.5 miles towards Cheadle, take the right hand turn onto Hollow Lane. After 150 meters, there is an access lane between the houses on your left, the land is 30 meters at the end of the lane as indicated by the agents board.

Description

The land offers an opportunity to rent 2 acres or thereabouts of grassland in the middle of Cheddleton. The land is level in nature and is suitable for grazing. The land will be of interest to those with horses or smallholding interests.

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 SF 450827

Local Authority

The local authority is the Staffordshire Moorlands District Council

Term

The term for rental agreement is flexible.

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, 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

www.rightmove.co.uk

www.primelocation.co.uk

FOR IDENTIFICATION ONLY – NOT TO SCALE

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