

Draft Details Only – these details may be subject to alteration

FOR SALE BY PRIVATE TREATY

Woodland Extending to Approximately 1.45 Acres.

Woodland at Rudyard, Leek, Staffordshire, ST13 8RN

- Woodland within close proximity to Rudyard Lake
- Opportunity to purchase approximately 1.45 acres of woodland with double road frontage.
- Potential for a range of uses (subject to consent)
- Of Interest to private buyers and speculators/investors
- Highly interesting to those with conservation interests



Offers Over: £30,000

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

From Leek, take the A523 towards Macclesfield. After travelling for approximately 1.8 miles turn left onto the B5331 towards Rudyard. At the roundabout, take the 2nd exit onto Camrose Hill and bare a slight right onto Lake Road. The land will be found left of the Rudyard Vale Caravan Park, indicated by our For Sale board.

What3Words Location Code:

///digests.sport.lifts

Description

A rare and exciting opportunity to acquire a plot of woodland, extending to approximately 1.45 acres. The woodland benefits from double road frontage onto The Crescent and Lake Road. The plot has the potential for a range of potential tourism or amenity uses subject to necessary consent. The woodland would also be of high interest to those with conservation interests.

The land is shown edged in red on the attached plan and extends to approximately 1.45 acres or thereabouts. Please note that the measurements provided are approximate and interested parties should satisfy themselves of the boundaries and area offered for sale.

Services

The land currently has no services connected. Interested parties should make their own enquiries.

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 inductive 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

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. Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved

