

Draft Details Only – these details may be subject to alteration.

FOR SALE BY
PRIVATE TREATY

14.67 Acres or Thereabouts of
Grassland

At

Leek Road, Weston Coyney, Stoke on Trent,
Staffordshire, ST3 5BD

- **Block of Agricultural/Equestrian Land close to the Stoke on Trent Conurbation**
 - **Potential for Various Uses, Subject to Consents**
- **Of Interest to Farmers, Investors and those with Equestrian Interests**

Offers in the Region of £150,000

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 our Leek office, take the A520 towards Cheddleton & Stoke on Trent. Continue on this road through Wetley Rocks & Cellarhead and the land will be found on your right hand side as you approach Weston Coyney, as indicated by the agents 'For Sale' board.

SITUATION

The land is situated between Cellarhead & Weston Coyney with good road access onto the A520.

WHAT3WORDS

///fires.loops.spend

DESCRIPTION

The land extends to 14.67 acres altogether. The land is level in nature, and suitable for mowing or grazing purposes.

The land is accessible from the A520 Leek Road and also has frontage to Winterfield Lane.

The land would be of interest to farmers, investors and speculators.

The land is shown in red on the attached plan.

SERVICES

We understand that there are no mains services connected to the land and interested parties should make their own enquiries regarding new connections.

LOCAL AUTHORITY

The local authority are Staffordshire County Council and Staffordshire Moorlands District Council.

TENURE AND POSSESSION

We understand vacant possession will be obtained on completion 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.

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, 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.

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 interested party is advised to obtain verification from their Solicitor or Surveyor.

VIEWING

Viewings at any reasonable time.

ENQUIRIES

For further information please contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

WEBSITES

www.grahamwatkins.co.uk
www.rightmove.co.uk

FOR IDENTIFICATION ONLY – NOT TO SCALE

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