



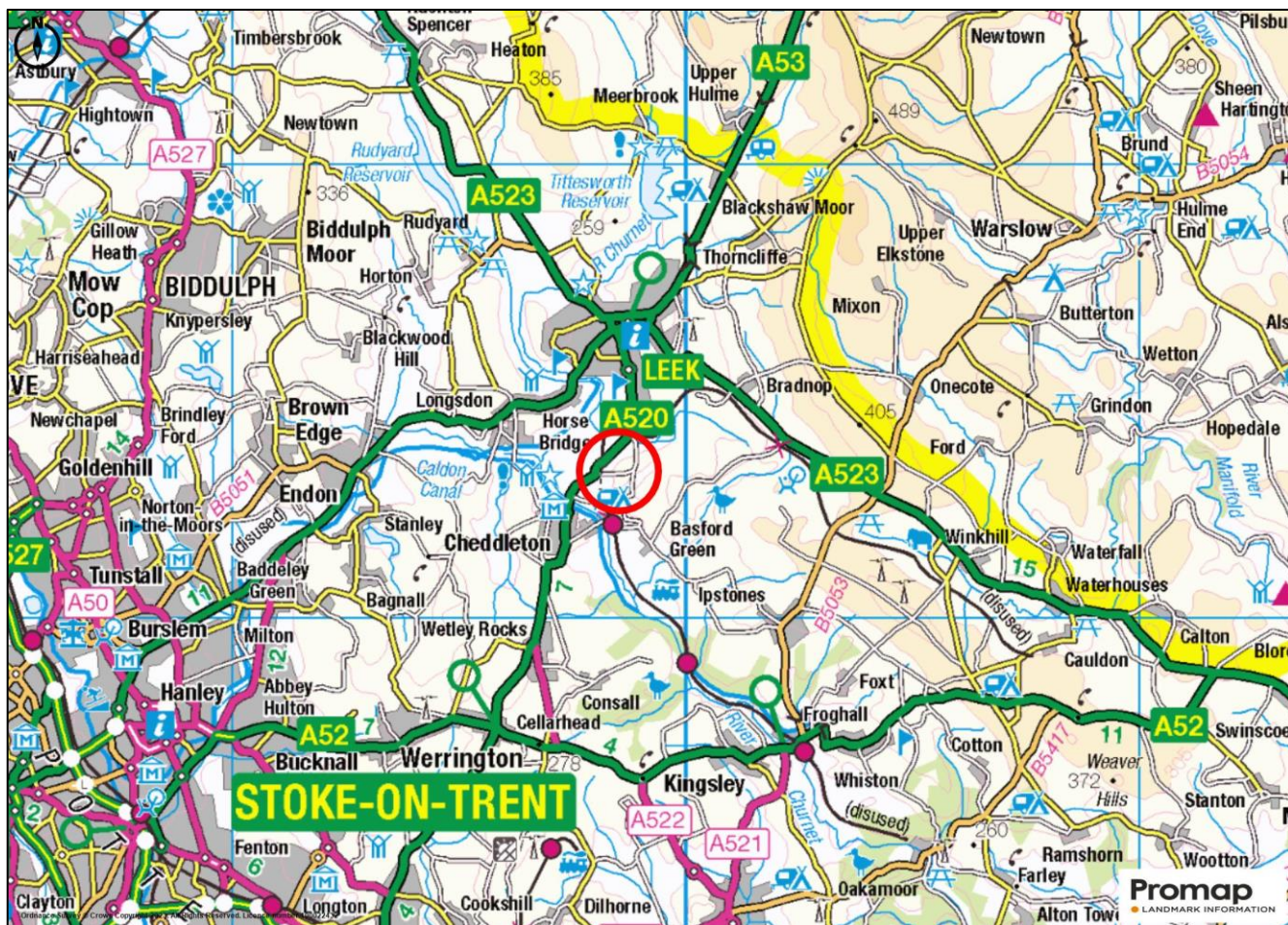
**Amenity Woodland off  
Cheddleton Heath Road, Cheddleton, Leek, Staffordshire, ST13 7DX**

Extending to approximately 12.13 acres (4.91 hectares)

**Asking Price: £80,000**

**FOR SALE BY PRIVATE TREATY**





### LOCATION

Situated in the highly sought after and quiet semi-rural location of Cheddleton Heath and to the north of Cheddleton Heath Road which links to the A520 Leek to Stone Road. The village of Cheddleton is approximately 1 mile to the southwest and the bustling market town of Leek is only 2.6 miles to the north.

### DIRECTIONS

From Leek turn right opposite St Edward Church, signposted for Cheadle on the A520, into St Edward Street. Continue through the traffic lights and leave town, passing the Britannia Building Society, and then Leek Golf Club on the right hand side. Pass the Travellers Rest public house on the left hand side, and at the top of the incline turn left into Cheddleton Heath Road, and the entrance gateway to the land will be found approximately 0.3 mile along on the righthand side and as identified by the selling agents 'For Sale' board.

**What3Words: ///practical.shipped.stapled**

### VIEWINGS

The land may be viewed during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view. Please ensure that all gates are left as found and latched or tied correctly.

Anyone inspecting the land does so entirely at their own risk and neither the selling agents nor the vendors accept any responsibility or liability for any injuries or consequential loss howsoever caused.



## DESCRIPTION

Comprising of an undulating block of predominantly silver birch woodland and extending in total to approximately 12.13 acres. Bounded by post and wire fencing and having a gated access point on the northern side of Cheddleton Heath opposite the property known as Beech Dean.

The woodland forms part of Cheddleton Heath and is understood to be subject to a Tree Preservation Order across the entire site and it is also recorded as being a Nature Conservation site. The woodland offers an accessible wildlife haven and an ideal retreat from the pressures of the modern world.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

The Land is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

## TENURE AND POSSESSION

The Land is sold freehold and with vacant possession granted upon completion.

## SERVICES

No mains services are connected to the land.

## MINERALS AND SPORTING RIGHTS

It is understood that the sporting and mineral rights are included in so far as they are owned.

## METHOD OF SALE, TENURE AND POSSESSION

The land is offered for sale by private treaty as a whole.

The land is freehold with vacant possession upon completion.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council,  
Moorlands House,  
Stockwell Street,  
Leek,  
ST13 6HQ

## ADDITIONAL INFORMATION CONTACT

Peter Kirton-Darling MRICS FAAV  
Whittaker and Biggs  
45-49 Derby Street  
Leek  
Staffordshire  
ST13 6HU  
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Email: [peter@whittakerandbiggs.co.uk](mailto:peter@whittakerandbiggs.co.uk)

## PARTICULARS

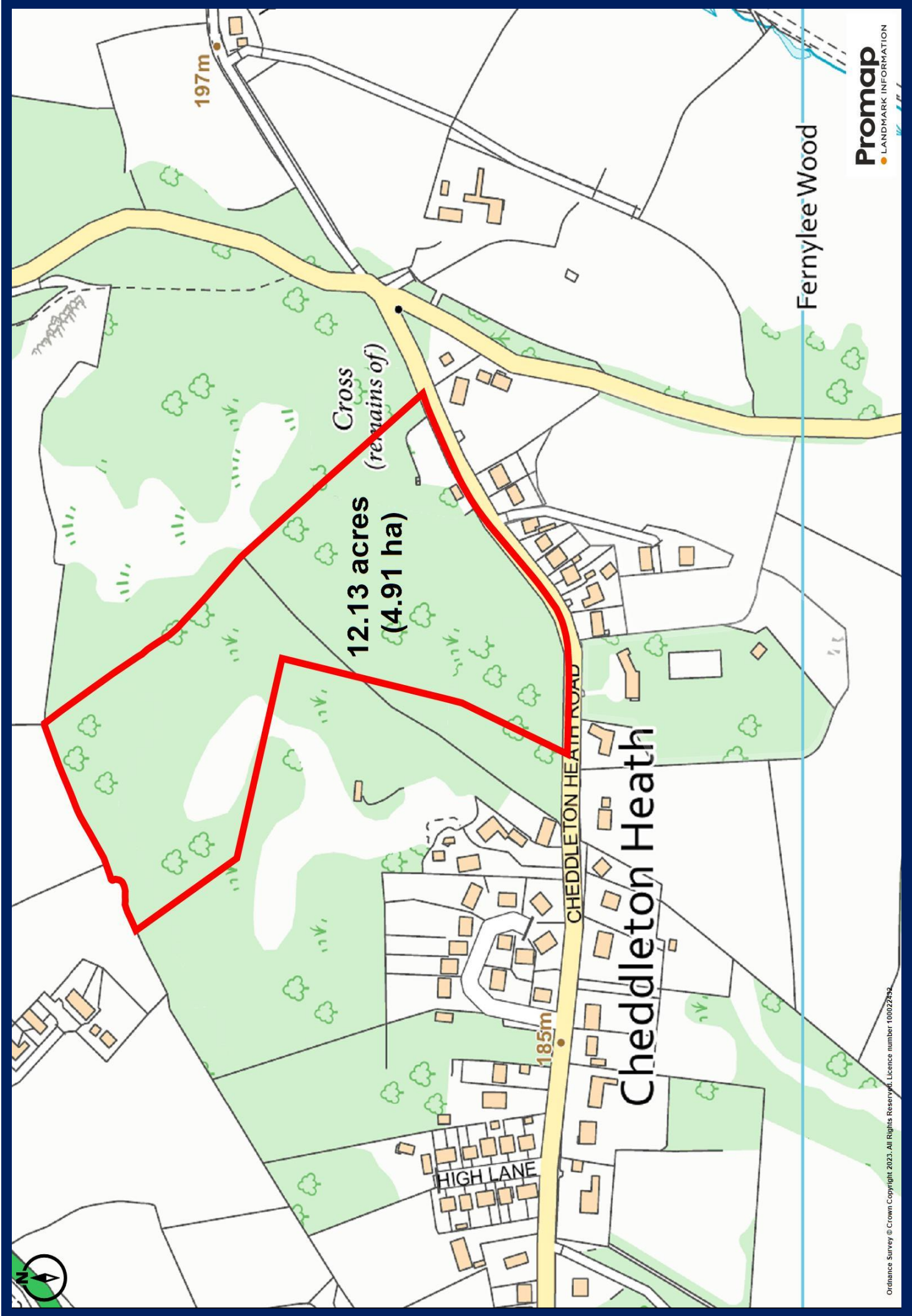
Particulars written November 2023  
Photographs taken October 2023

## IMPORTANT NOTICE

Whittaker & Biggs and their clients give notice that:

- (i) These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
- (ii) Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
- (iii) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Any measurements or distances are approximate.
- (vi) Where any reference is made to planning permissions or potential uses, such information is given in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vii) They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
- (viii) Purchasers must satisfy themselves by inspection or otherwise.





197m

Cross  
(remains of)

12.13 acres  
(4.91 ha)

CHEDDLETON HEATH ROAD

Cheddleton Heath

Fernylee Wood

185m

HIGH LANE

