

FOR SALE BY PRIVATE TREATY

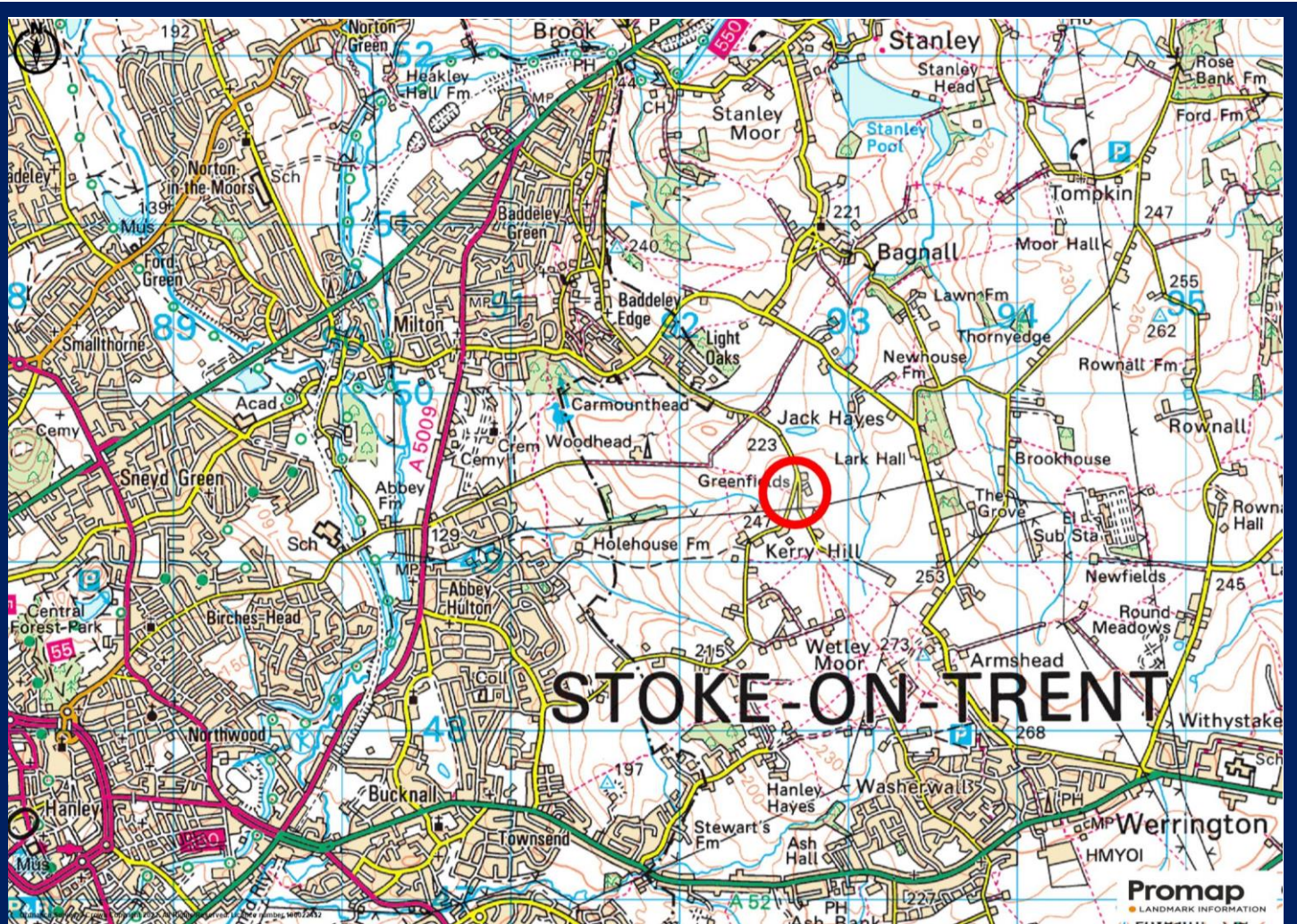


**LAND OFF EAVES LANE, ARMSHEAD,
STOKE ON TRENT, STAFFORDSHIRE, ST2 8NA**

A rare and exciting opportunity to acquire a picturesque and accessible parcel of grassland extending to approximately 1.02 acres (0.41 of a hectare), situated in a rural yet accessible location only 4 ½ miles from the hustle and bustle of the City of Stoke-on-Trent. The land has excellent road frontage to two sides and is level and regular in shape. Considered to be ideally suited to the grazing of livestock & horses, horticultural or alternative uses (subject to planning).

In all about 1.02 Acres (0.41 of a hectare)

Offers Invited in Excess of £47,500



LOCATION

The land is located approximately 4.4 miles to the east of Hanley and approximately 8.6 miles to the south west of Leek.

DIRECTIONS

From Leek proceed out of the town on the A53 Newcastle Road, follow this road for some five miles and upon entering the village of Endon turn left into Station Road, signposted Bagnall and Stanley. Continue along this road for approximately $\frac{3}{4}$ of a mile and then turn right onto Stanley Road, signposted Bagnall. Follow this road for $\frac{1}{4}$ of a mile prior to reaching The Rose and Crown Public House turn left into Clewlovs Bank. Follow this road proceeding through the village and upon reaching its extremity at the 'T' junction turn right onto Bagnall Road. Follow this road for approximately $\frac{1}{2}$ mile and take the second left into Jack Hey Lane. Follow this road for approximately $\frac{3}{4}$ of a mile and the land is located on the left indicated by a 'For Sale' board.

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.

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

1.02 ACRES (0.41 OF A HECTARE) (EDGED RED ON THE ATTACHED PLAN)

A grassland field extending to approximately 1.02 acres (0.41 hectare) shown as edged red on the attached plan. Situated in a rural yet accessible location, the land has excellent road frontage to two sides and is level and regular in shape. The boundaries comprise of tall mature hawthorn hedgerows to three sides which provide a degree of privacy and shelter and there is a post and wire fence running along the northern boundary.

SOIL TYPE & LAND GRADE

According to the Cranfield Soil and Agriculture Food Institute (Soilscapes of England and Wales), the soil is classed as Soilscape 17 and described as slowly permeable, seasonally wet, acid loamy and clayey soils.

The land is Grade 4 (Land Classifications for England and Wales)

ACCESS

The land can be accessed directly off the council maintained Eaves Lane via gated access points on both the western and eastern boundaries

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

There are no mains services connected to the land.

OVERAGE

There is no Overage Clause on the sale of this land.

BASIC PAYMENT SCHEME (BPS)

The land is not registered with The Rural Payments Agency and no entitlements will be included with the sale of the land.

MONEY LAUNDERING REGULATIONS

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.

SALE PLANS

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct, but any error, omission or mis-statement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

LOCAL AUTHORITY

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ
Tel: 0345 605 3010

ADDITIONAL INFORMATION CONTACT

Peter Kirton-Darling MRICS FAAV
Whittaker and Biggs
45-49 Derby Street
Leek
Staffordshire
ST13 6HU
Tel: 01538 372006
Email: peter@whittakerandbiggs.co.uk



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