

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



**6.90 Acres or Thereabouts
of Grassland off Foxt Road, Foxt,
Stoke on Trent, Staffordshire, ST10 2HN
Offers in The Region Of £75,000**

Situation

The land is situated just outside the popular residential village of Foxt.

The village of Foxt lies 8.65 miles from Leek and 4.5 miles from Cheadle. The land is situated a short distance from the centre of the village as shown on the attached plan and as indicated by the agent's 'For Sale' boards.

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Description

The land extends to 6.90 acres or thereabouts.

The land is mainly reasonable level in nature and the majority is suitable for either mowing as well as grazing purposes there are some mounds at the lower end of the field and interested parties should make their own inspection. The land has good road frontage along the north western boundary with gated access off Foxt Road.

It is also considered that the land may be of interest to those with equestrian interests or for amenity purposes being a small parcel of sound land.



Services

We understand that the land is not connected to mains water and interested parties should make their own enquiries.

The property is held freehold and vacant possession will be given on completion.

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.

Local Authority

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

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.

- **Sound Grassland with Good Road Frontage**
- **Mainly Suitable for Grazing & Mowing Purposes**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

All statements do not constitute any part of, an offer of a contract;

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;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

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.

Viewing

At any reasonable time with a set of these particulars.

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

Thinking of Moving?

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.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.

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