

Draft Details Only – these details may be subject to alterations

FOR SALE
BY PUBLIC AUCTION

Subject to Conditions and if not sold prior

3.28 Acres or Thereabouts of Land

At

Bagnall Road, Bagnall, Stoke on Trent,
Staffordshire, ST9 9JU

- Range of Wooden Constructed Stables
- Mains Water Connection
- Block of Sound Grassland Suitable for Mowing or Grazing



GUIDE PRICE - £35,000 - £40,000

**For Sale by Public Auction on Thursday 18th August 2022 at
7.00pm**

At Westwood Golf Club, Leek, Staffordshire, ST13 7AA.

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 A53 towards Endon
And follow this for approximately 6.4 miles then take
the left hand turn on to Nursery Lane and then on to
Greenway Bank onto Fowlers Lane and the land will
be situated on the right hand side sign posted by the
Agents 'For Sale' signs.

SITUATION

The land is situated on the outskirts of the village
of Bagnall as shown on the attached location plan.
Approximately 7.3 miles from Leek and 6 miles
from Stoke on Trent.

WHAT3WORDS LOCATION

///homelands.thumb.manicured

DESCRIPTION

The land comprises a ring fenced parcel of land
slightly sloping in nature but is considered to be in
good heart and capable of growing good crops of
grass.

The land has been divided into smaller enclosures
and has the benefit of two wooden stables with
profile sheeted roofs each measuring 2.79m x
3.53m approximately.

Adjacent to the stables there is a storage room of
wooden construction approximately 2.72m x
3.40m. To the rear of the buildings there is a
further storage building of wooden construction
which will be seen from inspection being
approximately 1.65m in width.

The land can be further described in the schedule
below:

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
6237	Grassland	1.33

Or 3.28 acres

The land can be shown in red on the plan provided.

OVERAGE CLAUSE

The land is subject to an Overage Deed at a rate of
30% of any increased value dated 26th June 2009,
for 25 years, in relation to Planning Permission
being granted for a development as defined in the
Town and Country Planning Act 1990. The Deed
states that development does not include planning
permission for an agricultural building or stable,
provided that they are not intended or adapted for
human occupation. Please see legal pack for full
details.

SERVICES

We understand the land does have a mains water
connection.

BASIC PAYMENT SCHEME

For the avoidance of doubt no Basic Farm
Payment Entitlements are included with the sale.

LOCAL AUTHORITIES

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

TENURE AND POSSESSION

The land is freehold and vacant possession will be
obtained on completion of sale.

VIEWING

Please contact the office on 01538 373308 if you
would like to view the land.

MAPPING

The plans provided in these particulars are
indictive 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, 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.

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.

GUIDE PRICE

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

CONDITIONS OF SALE

The conditions of sale will be deposited at the offices of the auctioneers and the vendors solicitors seven days prior to the sale. They will also be available for inspection in the sale room on the day of the sale but will not be read at the sale.

SOLICITORS

Emma Gould
Bowcock & Pursaill
54 St Edwards Street
Leek
Staffordshire
ST13 5DJ

Tel No: 01538399199

BUYER(S) FEE

The successful buyer of each lot shall be required to pay a buyers fee of £250 + VAT (£300 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

MONEY LAUNDERING REGULATIONS 2017

Please note under the above regulations all potential buyers who intend to bid at property/land auctions must register prior to the commencement of the auction and provide two forms of 'ID'.

- • A photographic ID, such as a current passport or new style UK driving licence.

AND

- • A utility bill, bank or building society statement, or credit card bill issued within the previous three months, providing evidence of residency at the correspondence address.

Registration facilities are available in the auction room from 6:30.

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

