

**Grazing & Mowing Land To Let**

**Land off Woodcock lane, Mow Cop, Stoke on Trent, Staffordshire ST7 3NQ**

**14.13 Acres or thereabouts of Grassland**

**Available Immediately to 31<sup>st</sup> October 2023**



**Whittaker & Biggs are pleased to present the opportunity to offer for the grazing of a block of grassland for the 2023 season, that is well suited to the grazing of cattle (excluding horses) and in the past has also been mown.**

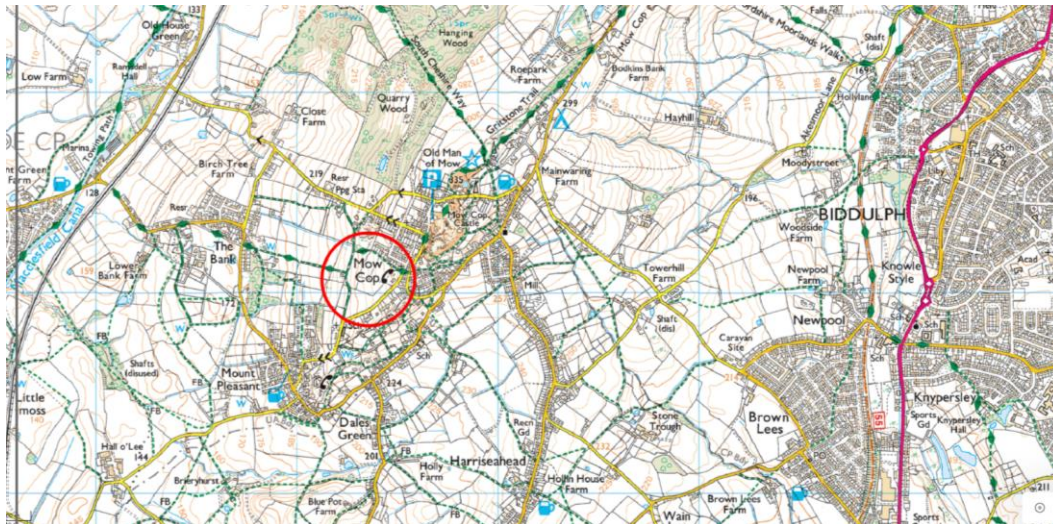
**All enquires to George Pullin of Whittaker & Biggs, Biddulph Office  
Phone: 01782 522117 or email : [george.pullin@whittakerandbiggs.co.uk](mailto:george.pullin@whittakerandbiggs.co.uk)**

## Location

The land is situated to the south west of the village of Mow Cop and accessed off Woodcock Lane on the eastern boundary of the land.

The Ordnance Survey Reference Number is: SJ8533 5692

**What3Words:**///things.terms.torn



## Viewing

The land may be viewed during daylight hours whilst in possession of a copy of these particulars, 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 agents nor the landowners accept any responsibility or liability for any injuries or consequential loss howsoever caused.

## Description

The land is shown on the attached plan edged red and is considered to be in good heart and suitable for the grazing of cattle (excluding horses) although the land is divided into separate field parcels, the land has been run as one. There are several areas slightly overgrown to the western boundary of the land.

Field Number	Field Name/ Description	Area	
		Acres	Hectares
Pt. 4908	Permanent Pasture	0.42	0.17
4212	Permanent Pasture	2.25	0.91
3614	Permanent Pasture	1.85	0.75
3015	Permanent Pasture	2.08	0.84
2806	Permanent Pasture	0.86	0.35
3604	Permanent Pasture	1.98	0.80
3296	Permanent Pasture	4.69	1.90
	<b>TOTAL</b>	<b>14.13</b>	<b>5.72</b>

## **Services**

No mains services are connected to the land. There are several ditches with natural water, however interested parties should make their own inspection with regards to these sources and their suitability and reliability.

## **Terms**

The land is available immediately until 31<sup>st</sup> October 2023, upon which all livestock must be removed. Following the expiry of the initial term, a repeated agreement for the following season or a longer term agreement may be considered by the Landowners.

The Grazier will be required to sign a grazing and mowing agreement and pay the Licence Fee in full for the term prior to occupation being granted.

The Basic Payment Scheme is claimed on by the Landowner, therefore no entitlements are included with the letting of the land.

The land is not subject to any Environmental Stewardship Schemes.

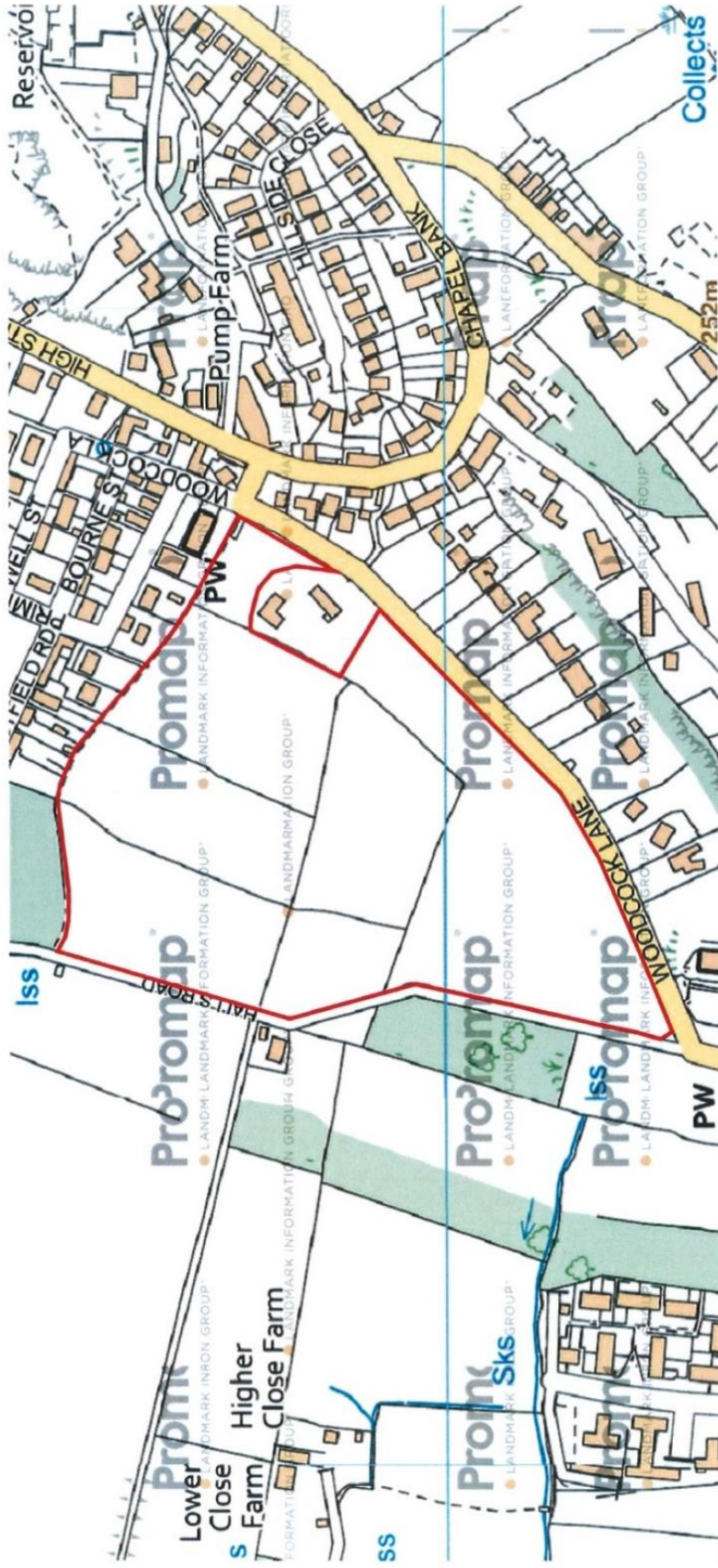
The Grazier will be responsible for ensuring that the boundary fences and walls are stockproof and make good or erect temporary fencing as appropriate. Interested parties should satisfy themselves as to the condition of fences prior to taking on the land.

All expressions of interest are to be made to George Pullin at our Biddulph office with a price for the whole and the intended stocking or use of the land.

**If you have any queries, please contact George Pullin of Whittaker & Biggs Biddulph Office  
Phone: 01782 522117 or email : [george.pullin@whittakerandbiggs.co.uk](mailto:george.pullin@whittakerandbiggs.co.uk)**



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PLAN NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY