



Land at Huntley Lane  
Cheadle, Stoke on Trent



**Land at Huntley Lane**  
Cheadle  
Stoke on Trent, ST10 1UA



**2.74ac**

The land offers an excellent opportunity to purchase a single parcel of pastureland with roadside access, extending to approximately 2.74 acres (1.111 hectares).

**Offers In Excess Of:**

**£50,000**



Uttoxeter Office - 01889 562811



uttoxeter@bagshaws.com

**Description:**

The land offers a useful single enclosure of gently sloping pastureland, surrounded by mature hedgerows and trees, with fencing to its perimeter. The land has been well maintained, with suitability for grazing and mowing, as well as those look for an equestrian paddock.

**Location:**

The land is situated directly off Huntley Lane, south west of the market town of Cheadle, within the county of Staffordshire, with good road connectivity such as the A522 and A521.

**Directions:**

From the town of Cheadle, follow the A522 south for approximately 1.2 miles towards the village of Mobberley, then turn right onto Huntley Lane signed for Huntley. After 0.2 miles, at the T-Junction turn right to proceed onto Huntley Lane. The land is located approximately 0.3 miles along the lane on the right hand side.

What Three Words: insect.perfect.insurance

**Services:**

We are not aware of any services connected to the land.

Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

**Tenure and Possession:**

The land is sold freehold with vacant possession upon completion.

**Sporting, Timber and Mineral Rights:**

The mineral rights are excepted from the sale.

The sale includes all timber and sporting rights, as far as they exist on the property.

**Viewing:**

The land may be viewed at any reasonable time when in possession of a copy of this sale brochure.

**Rights of Way, Wayleaves and Easements:**

We are not aware of any public rights of way that cross the land. The property is offered subject to and with the benefit of, any rights of way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

**Method of Sale:**

The land is offered by Private Treaty.

**Vendors Solicitors:**

Burrell Jenkins, Ridings Park, First Floor/Ridings House, Eastern Way, Cannock, WS11 7FH. T: 01543 505040

**Local Authority:**

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. T: 0345 605 3010

**Agents Notes**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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