



For Sale by Private Treaty

Land off Greenfield Close, Brown Edge, Stoke on Trent, Staffordshire, ST6 8SG

SUMMARY

Two parcels of grassland extending in total to 5.45 acres (2.21 hectares). The land is currently used for the grazing of horses and is well suited to this use. Lot 1 extends to approximately 2.14 acres and Lot 2 extends to approximately 3.31 acres. Offered for sale as a whole or in two separate Lots.

DIRECTIONS

From our Leek office, proceed west on Derby Street towards Deansgate then turn right onto Market Street. After a short distance, turn left onto St Edward Street then right at the bottom of this road onto the A53. Continue on this road for approximately 5 miles before taking the right hand turn onto Clay Lake (shortly after passing Toby Carvery on your right). After 1 mile, turn left into Greenfield Avenue then after 400ft, turn left again to stay on Greenfield Avenue. The land is situated down Greenfield Close and identified by a Whittaker and Biggs 'For Sale' board.

VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

TENURE & TITLE

The land is sold freehold and with vacant possession upon completion. The land is registered under Title number SF414892.

Guide Price:

Lot 1: £30,000 plus

Lot 2: £50,000 plus

Whole: £80,000 plus

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 20% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 20 years. This will be triggered upon the grant of planning or if any change of use is implemented.

SERVICES

There are no mains services connected to the land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 14" described as freely draining very acid sandy and loamy soils and suitable for grazing. The land is Grade 4 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

SITUATION

The land is situated in the edge of the village of Brown Edge. The land is located just 6 miles from the lively market town of Leek and just a little over 7 miles from the centre of Stoke on Trent where a large number of amenities can be found.

ACCESS

Both Lots are accessed along a hardcore track from the entrance to Greenfields Close and Lot 1 is accessed from a gateway to the left of the track and Lot 2 can be accessed from a gateway to the right of the track as shown on the plan shaded brown.

SELLING AGENTS

Peter Kirton Darling & Shannon Fairey

Whittaker and Biggs

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TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

Whittaker & Biggs must comply with Anti Money Laundering legislation. As part of the requirements, Whittaker & Biggs must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

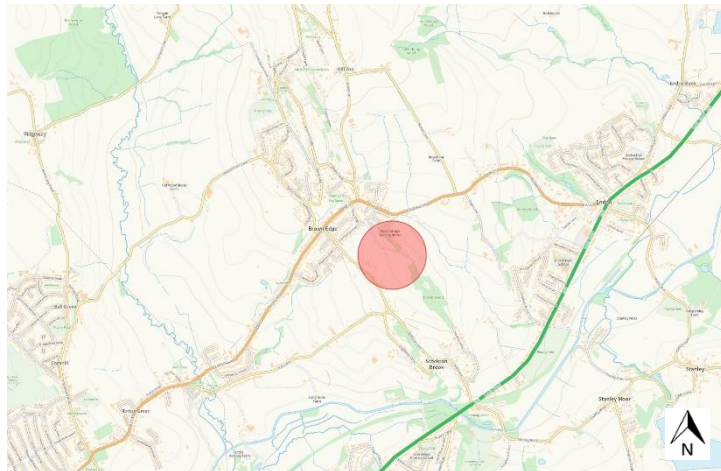
EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

The land to the south and immediately adjoining Lot 2 was sold off recently and this land has the benefit of a right of access along the western boundary of Lot 2 along the yellow shaded route.

Lots 1 & 2 have a reserved right to lay or install and connect a new water supply to the mains situated on the land sold to the south.

A copy of the TPI Transfer for the land sold to the south, setting out the full rights reserved and granted can be provided to interested parties upon request.





Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property