

Draft Details Only – these details may be subject to alterations

**FOR SALE**  
**BY PRIVATE TREATY**

Subject to Conditions and if not sold prior

**51.84 Acres or Thereabouts of Land off**  
**Stile House Lane, Bradnop, Leek,**  
**Staffordshire, ST13 7NE**

- Ring Fenced Block of Sound grassland
- Access directly off Stile House Lane



**Offers Over £7,000 per acre**

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

### **SITUATION**

From Leek take the A53 Buxton Road and then on the outskirts of Leek bear right onto Thorncliffe Road and then take the first right hand turn into Stile House Lane. Follow this road for approximately 1 mile and the land will be found on the right hand side as indicated for the agents 'For Sale' board.

The land is shown on the attached location plan.

### **WHAT3WORDS LOCATION**

///airfield.chart.linked

### **DESCRIPTION**

The land comprises a ring fenced block of sound land extending to 51.84 acres or thereabouts.

The land is accessed directly off Stile House Lane.

The land is considered to be in good heart and capable of growing good crops of grass. The land is partly undulating in nature although there is a good section that provides reasonably level grassland for grazing or mowing purposes as desired.

The land has direct access off Stile House Lane.

The land is further set out in the schedule below:-

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
Pt 0993	Grassland	1.82
9086	Grassland	1.12
9781	Grassland	2.22
6979	Grassland	2.82
3388	Grassland	2.41
5093	Grassland	1.36
5082	Grassland	1.82
7006	Grassland	1.92
6597	Grassland	1.14
6589	Grassland	1.25
8196	Grassland	<u>3.10</u>
		20.98 hectares
		51.84 acres

We understand that there are natural water sources on the land and interested parties should make their own inspection to satisfy themselves.

### **SERVICES**

We note that the property does not have the benefit of a mains water connection, although we understand that mains water is available in the area and interested parties should make their own enquiries.

### **BASIC PAYMENT SCHEME**

The land is registered for the basic payment scheme and annual entitlements have been claimed. The Entitlements will be transferred to the purchaser if required in readiness for the 2023 claim subject to the rules of the RPA.

The purchaser will be required to pay a transfer fee to the agents to facilitate this.

### **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**

At any reasonable time with a set of these particulars.

### **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.

### **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.

**FOR IDENTIFICATION ONLY – NOT TO SCALE**

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