



# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**FOR SALE BY PUBLIC AUCTION**

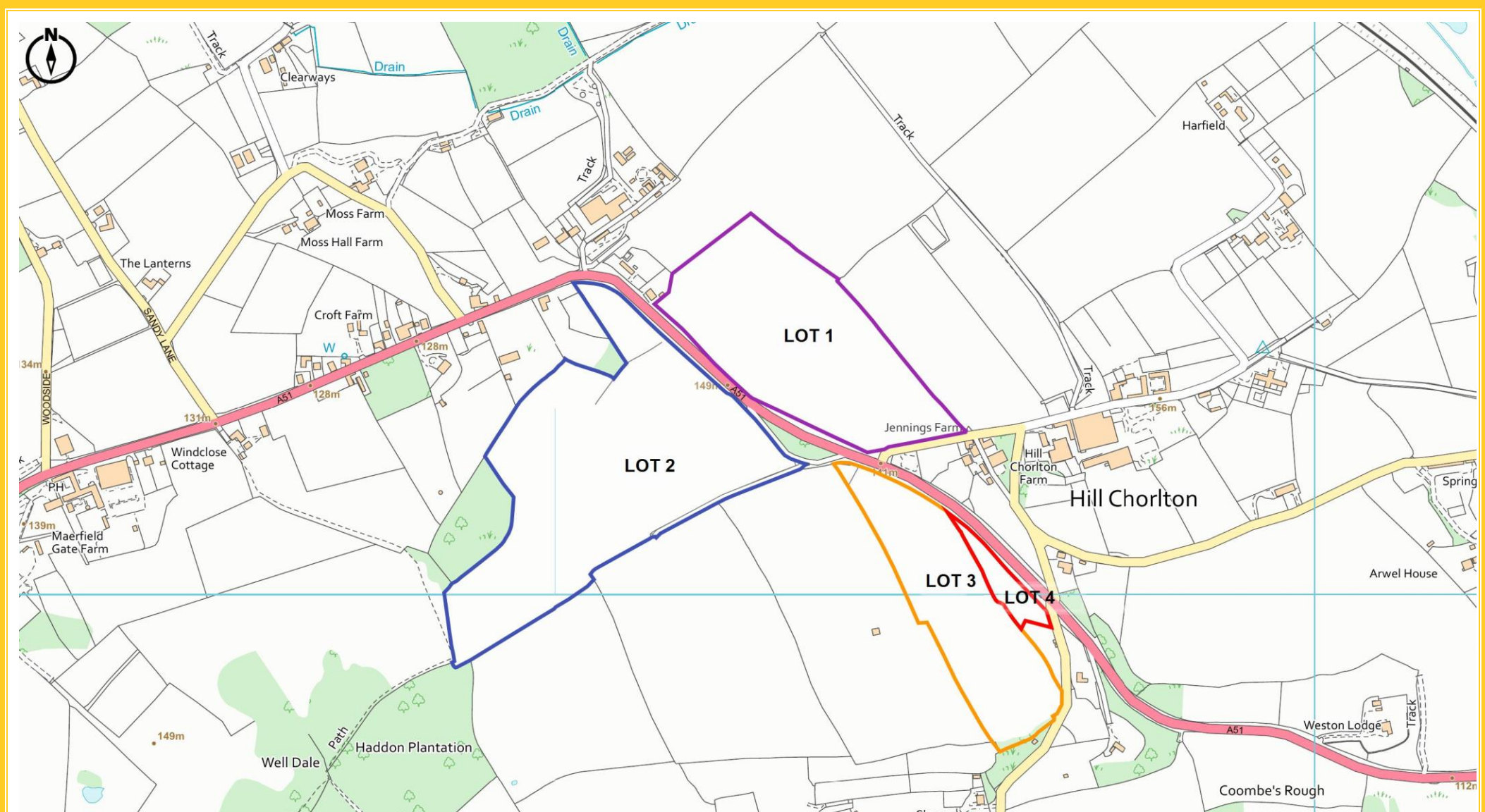
(Unless sold by Private Treaty)



## Land Part of Jennings Farm

Hill Chorlton, Newcastle Under Lyme, ST5 5JG





**FOR SALE BY AUCTION ON THURSDAY 16<sup>th</sup> MAY 2024 at 7.00 pm**

(unless sold by Private Treaty)

at

**The Madonna Club, Stableford Carvan Park, Newcastle Under Lyme, ST5 5JT**

### **DIRECTIONS**

The land lies just off the main A51 Nantwich to Stone road, if approaching from the 'Swan with Two Necks' at Blackbrook follow the road toward Stone and past 'Slaters' and after a short distance the land will be found as indicated by our 'For Sale' boards that are erected on the four Lots.

### **DESCRIPTION**

The land is part of Jennings Farm and offered for sale in four Lots as described below. Jennings Farm was farmed by John and Audrey Downing for many years.

The land is conveniently located lying just off the A51 being 6.7 miles from Newcastle under Lyme, 7.6 miles from Stone and 9.6 miles from Market Drayton.

**Lot One** – This is a sound block of grassland with frontage to Kennel Lane and the main A51 extending to 15.46 acres or thereabouts.

**Lot Two** – This block again is sound grassland lying on the other side of the A51 and extending to 24.00 acres or thereabouts.

**Lot Three** – This block also has frontage to A51 and is sound grassland extending to 10.03 acres or thereabouts.

**Lot Four** – This block of land extends to 1.20 acres or thereabouts and has frontage to the A51.

**LOT ONE (edged in purple) - GUIDE PRICE - £10,000 - £12,000 per acre**

This block of land extends to 15.46 acres or thereabouts and is a sound block of grassland with frontage to Kennel Lane and the main A51. The land is considered to be in good heart and will be of interest to adjoining farmers or those looking for a block of land in its own right.

The land is set out in the following schedule:-

<u>Field No.</u>	<u>Description</u>	<u>Area (ha)</u>
3334	Grassland	<b>6.26 hectares or 15.46 acres or thereabouts</b>

**Services**

We understand that the land is not connected to mains water and interested parties should make their own enquiries.

**LOT TWO (edged in blue) - GUIDE PRICE - £10,000 - £12,000 per acre**

This block of land extends to 24.00 acres or thereabouts and is a sound block of grassland lying on the other side of the A51. The land is considered to be in good heart and will be of interest to adjoining farmers or those looking for a block of land in its own right.

The land is set out in the following schedule:-

<u>Field No.</u>	<u>Description</u>	<u>Area (ha)</u>
0717	Grassland	9.15
0938	Grassland	<u>0.56</u>
		<b>9.71 hectares or 24.00 acres or thereabouts</b>

**Services**

We understand that the land is connected to mains water.



**LOT THREE (edged in orange) - GUIDE PRICE - £10,000 - £12,000 per acre**

This block of land extends to 10.03 acres or thereabouts and is a sound block of grassland with frontage to the A51. The land is considered to be in good heart and will be of interest to adjoining farmers or those looking for a block of land in its own right.

The land is set out in the following schedule:-

<u>Field No.</u>	<u>Description</u>	<u>Area (ha)</u>
5399	Grassland	4.01
3816	Grassland	<u>0.05</u>
<b>4.06 hectares or 10.03 acres or thereabouts</b>		

**Services**

We understand that the land is not connected to mains water and interested parties should make their own enquiries.

**LOT FOUR (edged in red) – GUIDE PRICE - £10,000 - £12,000 per acre**

This block of land extends to 1.20 acres or thereabouts. The land is considered to be in good heart and will be of interest to adjoining farmers or those looking for a block of land in its own right. Again, the land has frontage to the A51.

The land is set out in the following schedule:-

<u>Field No.</u>	<u>Description</u>	<u>Area (ha)</u>
5804	Grassland	<b>0.49 hectares or 1.21 acres or thereabouts</b>

**Services**

We understand that the land is not connected to mains water and interested parties should make their own enquiries.

### **Viewings**

By prior arrangement through Graham Watkins & Co.

### **Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.

### **Measurements**

All measurements given are approximate and are 'maximum' measurements.

### **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.

### **Local Authority**

The local authority is Newcastle Under Lyme Borough Council, Castle House, Barracks Road, Newcastle Under Lyme, ST5 1BL – 01782 717717, to whom enquiries should be addressed in respect of planning or any other relevant matters.

### **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.

### **Condition 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 saleroom on the day of the sale, but will not be read at the sale.

### **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.

### **Solicitors**

Mr C Murphy  
Whiteheads Solicitors  
6 Water Street  
Newcastle under Lyme  
Staffordshire  
ST5 1HR

Tel Number: 01782 615278

### **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 6:30pm.

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.

**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.

