

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**FOR SALE BY PRIVATE TREATY**



**Approximately 4.44 Acres of Grassland  
At Foxt Lane, Foxt, Stoke on Trent, Staffordshire,  
ST10 2HJ  
Offers in the Region of £75,000**

### **Situation**

The land is situated within the village of Foxt, the location of which is shown on the attached plan.

What3Words Location Code: ///preparing.diamonds.sponsors

### **Description**

The land comprises an enclosure of slightly sloping sound grassland being suitable for either mowing or grazing purposes.

The land has good road frontage along the northern boundary from which there is a gated access.

The land will be of interest to those looking for a small parcel of land for either equestrian use or as hobby farming.

The land can be further described in the schedule below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ac)</u>
1426	Grassland	4.44 acres or thereabouts

### **Services**

The land is believed not to have a mains water connections. Interested parties should make their own enquiries.

### **Land Registry**

The land is held on the land registry under part title number SF608782.

### **Tenure and Possession**

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

### **Local Authority**

The local authority is Staffordshire Moorlands District Council to whom interested parties should make their enquiries of planning or other relevant matters.

### **Viewings**

At any reasonable time with a set of these particulars.

- **Sound Block Grassland Suitable for Grazing or Mowing**
- **Good Road Frontage and Gated Access**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

All statements do not constitute any part of, an offer of a contract;

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;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

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.

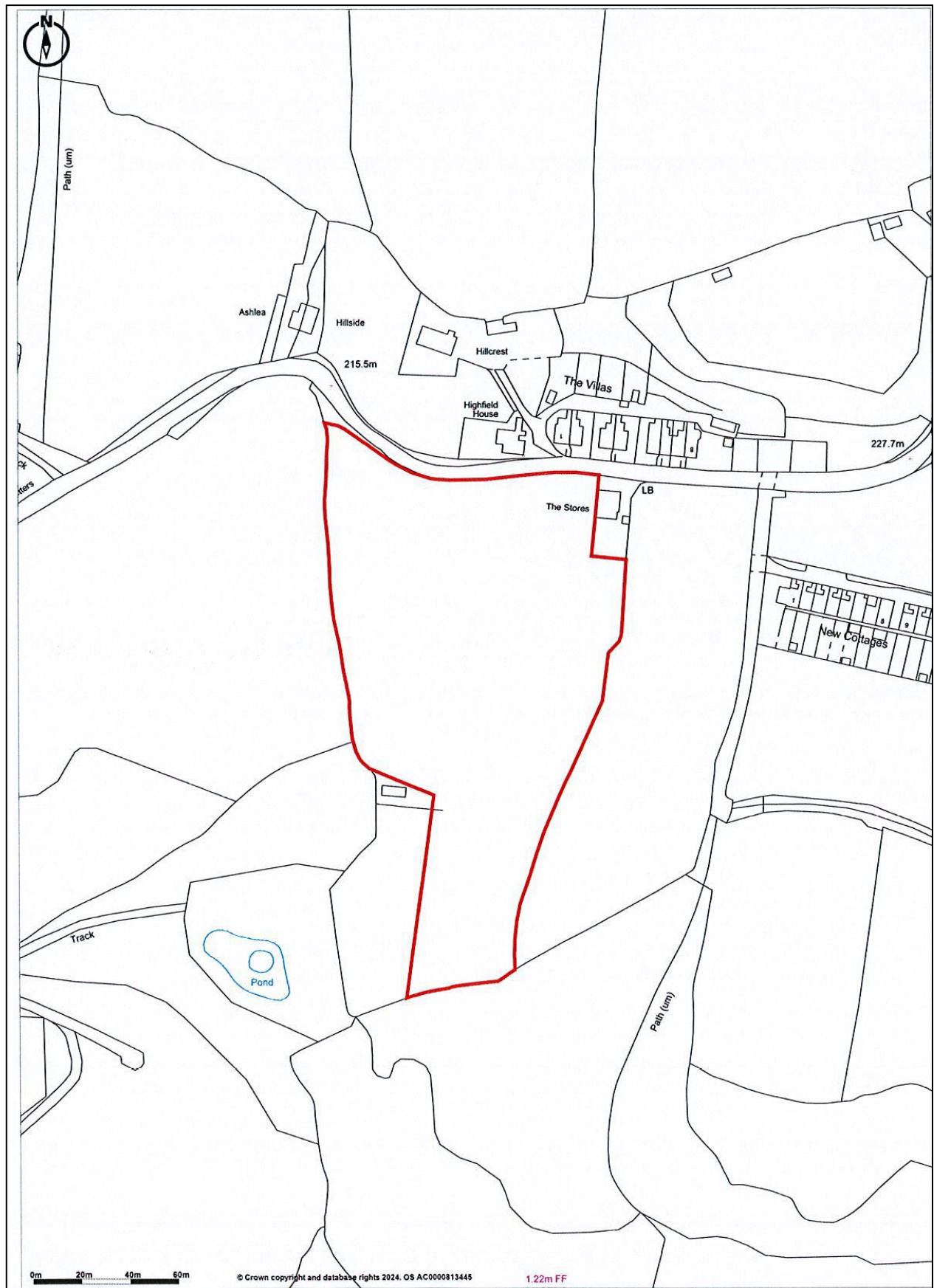
### **Mapping**

The plans provided in these particulars are indicative and for identification purposes.

### **Wayleaves & Easements**

The land 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, quasieasements 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.

# Plan of the Land



0m 20m 40m 60m

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1.22m FF