

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



3.90 ACRES OR THEREABOUTS
Land at Grindon, Leek, ST13 7TT
Offers In The Region of £42,500

Situation

The land extends to 3.90 acres or thereabouts of permanent grassland, reasonably level in nature and considered to be in good heart and capable of growing good crops of grass suitable for mowing and grazing as desired.

The land has gated access off Oldfields Lane.

It is also considered that the land may be of interest to those with equestrian interests or for amenity purposes being a small parcel of sound land suitable for mowing and grazing purposes.

The land is shown in the schedule below

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
4912	Grassland	<u>1.58</u>
		1.58 hectares or
		3.90 acres or thereabouts

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Services

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

- **Suitable for Mowing or Grazing Purposes**
- **Of Interest to those with Equestrian or Smallholder Pursuits**
- **With 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 statements contained in these particulars.

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 and Peak District National Park.

Viewings

At any reasonable time with a set of these particulars.

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.

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.

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