

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**FOR SALE BY PRIVATE TREATY**



**Approximately 4.71 Acres of Grassland & Stables  
Off Blythe Bridge Road, Caverswall,  
Stoke on Trent, Staffordshire, ST11 9EA  
Offers Over £120,000**

### Situation

The land is situated just outside the village of Caverswall, off Blythe Bridge Road, the location of which is shown on the attached plan.

What3Words Location Code: ///modifies.tender.dude

### Description

The land comprises a parcel of grassland used for equestrian purposes and is suitable for both grazing and mowing.

The land has the benefit of a timber range viz:-

***Tack Room – 1.64m x 3.45m***

With concrete floor

***Stable – 3.45m x 3.53m***

With concrete floor

***Stable – 3.42m x 3.50m***

With concrete floor

***Stable – 3.42m x 3.50m***

With concrete floor

***Stable – 3.476m x 4.36m***

With concrete floor

Outside there is a concrete apron.

***Feed Store – 7.00m x 3.42m***

All the above have been wired for a generator.

The land has good road access via a right of way off Blythe Bridge Road as will be seen on the attached plan edged in blue, which is between properties known as Touchwood & The Old Police House.



- **Sound Parcel of Grassland Suitable for Grazing or Mowing**
- **Benefit of A Range of Timber Stables and Tack Room**

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.

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 (Acres)</u>
5668	Grassland	4.71 acres

### **Services**

The land is believed not to have a mains water connections, but does have a sub meter from a neighbours supply and interested parties should make their own enquiries.

### **Land Registry**

The land is held on the land registry under part title number SF359606.

### **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.

### **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

