# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.
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**FOR SALE PRIVATE TREATY**
)



Photos taken in 2024



# 12.54 Acres or Thereabouts of Land off Market Street, Mottram in Longdendale, SK14 6JQ

## Guide Price - £170,000 - £180,000

The land is situated in the village of Mottram in Longdendale and is accessed by a track along the side of the former 'White Hart' Public House on Market Street. The land is indicated by the agents 'For Sale' board.

The location of the land is shown in red on the attached plan.

What3Words Location Code: ///ballooned.sniff.couriers

## Description

This is a block of permanent grassland which is slightly undulating in nature but is generally considered to be in reasonably good heart being laid to permanent pasture.

Access to the land is by means of a right of way off Market Street as shown on the attached plan in blue.

It is considered the land may have some potential for alternative uses subject to necessary planning consents.

**It is calculated that the land extends to 12.54 acres or thereabouts**

**Photos taken in 2024**





- **Sound Block of Agricultural Land**
- **Considered to have Some Potential for Alternative Uses, Subject to Any Necessary Planning Consents**
- **Ring Fenced Land**

**Messres. 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.**

## Services
It is understood that the land is not connected to a mains water supply and interested parties should make their own enquiries

## Land Registry
The land is held on the land registry under title number MAN133735.

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

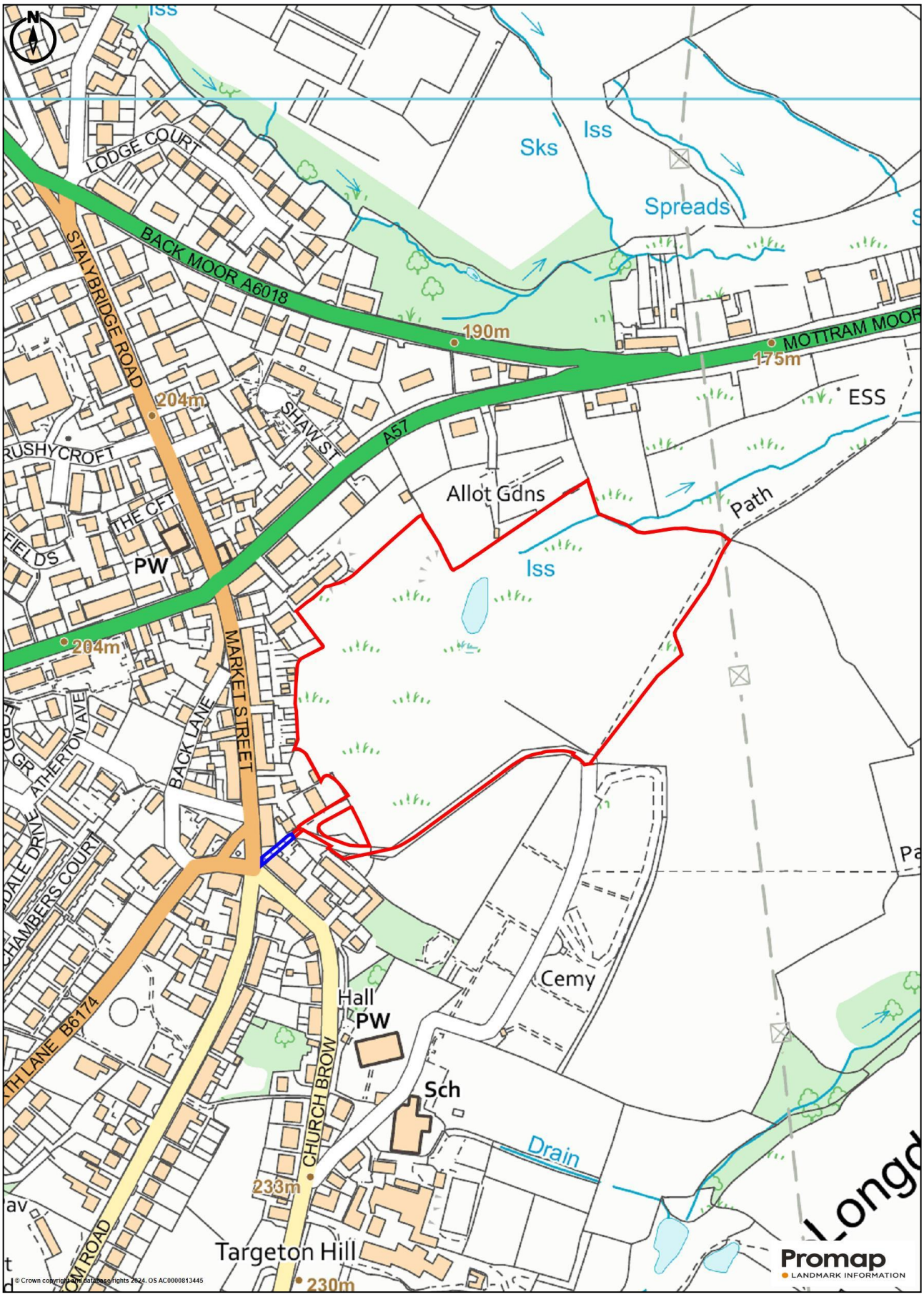
## Mapping
The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

## Local Authority
The local authority is Tameside Metropolitan Borough of Greater Manchester to whom any enquiries with regards to planning etc should be addressed.

## 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, 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.

## Viewing
At any reasonable time with a set of these particulars.

# Plan of the Land for Identification Purposes



**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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