

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

TEL: 01538 373308

EMAIL: ENQUIRIES@GRAHAMWATKINS.CO.UK

FOR SALE BY PRIVATE TREATY



**Land at Ford Wetley, Onecote, Leek, Staffordshire,  
ST13 7PF Extending to 24.21 Acres or Thereabouts  
Offers Over £140,000**

## **Situation**

The land is located off the council road, Fairview Road that runs towards the Hamlet of Ford, as indicated by one of our 'For Sale' boards, lying approximately 6.1 miles from Leek.

## **Description**

This comprises a ring fenced block of permanent grassland extending to 24.21 acres or thereabouts which is slightly undulating in nature. The land is considered to be in good heart and capable of growing good crops of grass for either mowing or grazing purposes.

The land has frontage and two gated accesses to the council road that runs along the south eastern boundary towards the Hamlet of Ford.

The land is set out in the following schedule

<u>OS No.</u>	<u>Description</u>	<u>Size (Acres)</u>
6450	Grassland	4.10
7243	Grassland	10.77
6423	Grassland	4.46
5415	Grassland	3.10
Pt 5127	Grassland	<u>1.78</u>
		<b>24.21 acres or</b>
		<b>9.80 hectares or thereabouts</b>

The land has the benefit of a stone and tiled traditional barn extending to 9.57m x 4.44 m internally, which may have potential for alternative uses subject to planning consents.

## **Please Note Agricultural Tenancy**

The land is offered for sale subject to a secure Agricultural Tenancy under the Agricultural Holding Act 1986 to a local farmer. We understand that the current rent passing is £910 per annum.

What3Words ///uncouth.nowadays.scatters

The land is shown in red on the attached plan.



### **Services**

We understand there is no mains water however the land does have a natural water supply and interested parties should make their own enquiries.

### **Access**

The land has good road access off Fairfield Road along the south eastern boundary.

### **Tenure and Possession**

The property is held freehold and the land is sold subject to the secure Agricultural Occupation Tenancy to a local farmer and as such vacant possession will not be given on 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 authorities are Staffordshire County Council and Staffordshire Moorland District Council.

### **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, quasi-easements 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.

### **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. The interested party is advised to obtain verification from their Solicitor or Surveyor.

### **PLEASE NOTE**

#### **Viewing**

The gates to the land are locked for security purposes and viewings are strictly by prior appointment arranged through the Agents, please contact the office to make arrangements. No unoccupied viewing is permitted.

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.

**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. Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved

