Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers.

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk



FOR SALE BY PRIVATE TREATY

5.46 Acres of Mature Woodland
Off Tickhill Lane, Dilhorne, Stoke on Trent, Staffordshire, ST10 2PJ

OFFERS IN THE REGION OF £55,000

Directions

From Leek, take the A520 towards Stone, upon entering Wetley Rocks, take the left fork just after the fuel station onto the A522. At the end of that road turn right towards Stoke on Trent/Werrington and then take the next left onto Dilhorne Road. After about half a mile, fork right onto Tickhill Lane, and the land will be found on the right hand side after 1.9 miles as indicated by the agents 'For Sale' board. The land is shown edged in red on the attached plan.

What3Words Location Code: ///daunted.gravitate.announced

Description

The woodland offers an opportunity to purchase a block of mature mixed species woodland, being undulating in nature and extends to 5.46 acres or thereabouts with good road frontage to Tickhill Lane.





The woodland offers an excellent opportunity for those with conservation and environment, as well as having excellent opportunity for recreational or amenity uses, subject to any necessary consents.

- **A Rare Opportunity to Acquire an Area of Mature Woodland**
- **Ring Fenced Area**
- **Of Interest to Those with Nature and Conservation Interests**
- **Potential for Amenity or Recreational Uses (Subject to Consents)**

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
There are no mains services connected.

Land Registry
The land is held on the land registry under part of title number SF274342

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.

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.

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.

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 buyer is advised to obtain verification from their Solicitor or Surveyor.

Thinking of Moving
If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.
Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk

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.

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**

