



Land at Freehay

Near Cheadle, Staffordshire



Land at Counslow Road

Freehay

Nr Cheadle, ST10 1RF



1.08 acres

An excellent opportunity to purchase a parcel of land extending to 1.08 acres (0.43 ha) with access off Counslow Road and frontage along Rakeway Road adjoining The Queens Public House at Freehay.

For Sale by Informal Tender

Guide Price: Offers in Excess of £50,000



Ashbourne Office - 01335 342201



Ashbourne@bagshaws.com

Description:

This is a useful level block of land very well situated within the hamlet of Freehay. It benefits from extensive road frontage with gateway access onto Counslow Road. The land is fenced and bordered in the main with mature hedging and may have alternative uses subject to a purchaser obtaining any relevant permissions.

Location:

The land is located approximately 1.5 miles from Cheadle.



Directions:

From Cheadle town centre follow the A522 south turning left onto Mill Road which leads onto Rakeway Road. Follow Rakeway Road for approximately 1.5 miles and the property will be found on the left hand side when you reach the junction of Counslow Road at Freehay. It will be identified by a Bagshaws sale board.

Services:

The land does not appear to have any services connected.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

The land may be viewed on foot at any reasonable time when in possession of a copy of these particulars.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Buyers Costs:

The buyer will be expected to pay £3,500 (including VAT) as a contribution towards the vendors agents fees.

Completion:

The vendors solicitor will be providing the necessary paperwork and completion is expected 28 days after acceptance of an offer.

Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ. T: 0345 605 3010.

Method of Sale:

The land is offered by Informal Tender with a closing date for offers to be submitted by 12 noon on Friday 10th February 2023. All offers should be accompanied with proof of funds to cover the value of the offer made. All tenders must be received at Bagshaws Ashbourne Office, Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE. It should be noted that the vendor is not bounded to accept the highest or indeed any tender. Any accepted offer is at the sellers absolute discretion. No escalating offers or offers below the guide price will be considered.

Vendor's Solicitors:

Christine Owen, Flint Bishop LLP, St Michael's Court, St Michael's Lane, Derby, DE1 3HQ. T: 01332 340211.

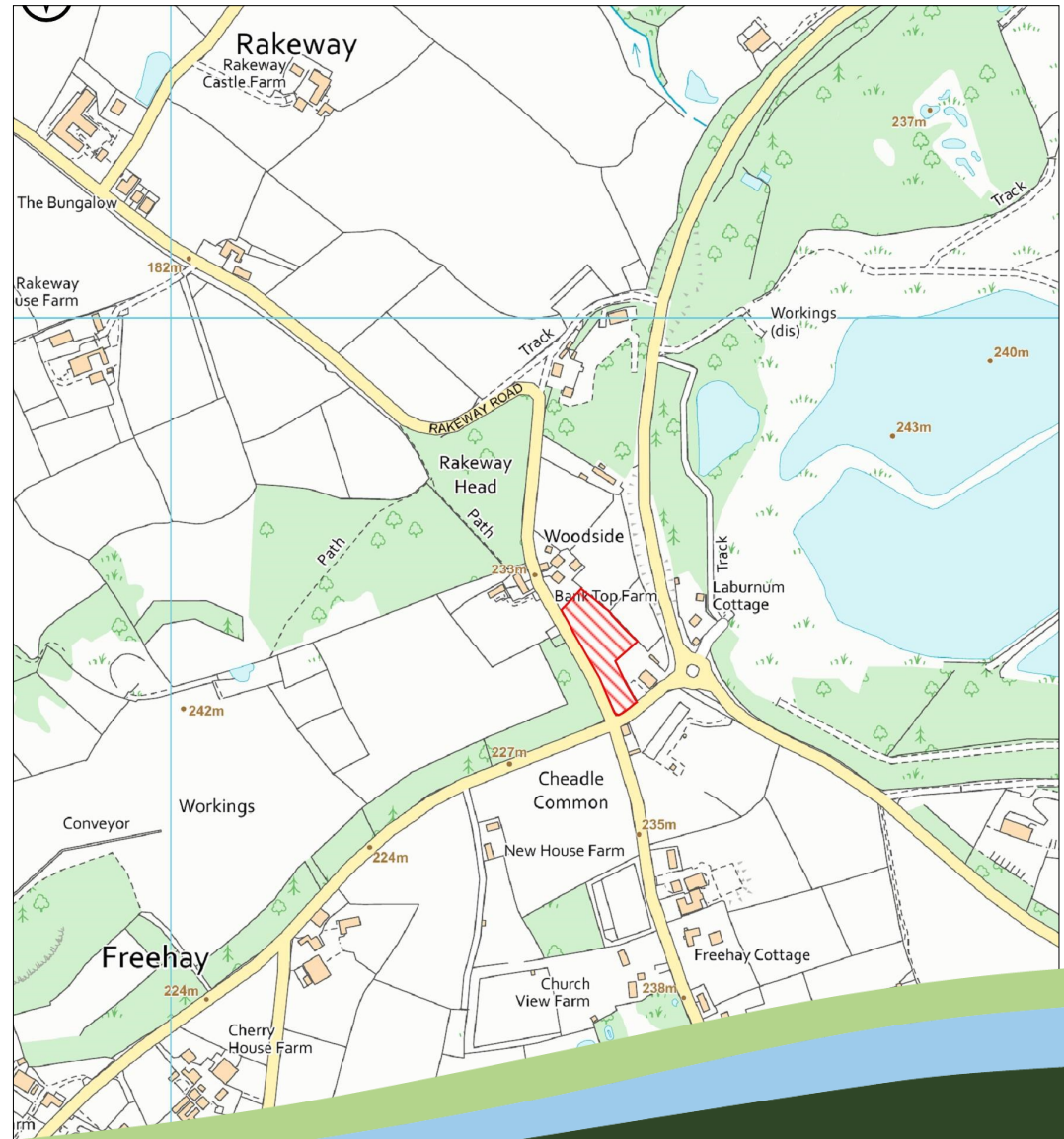
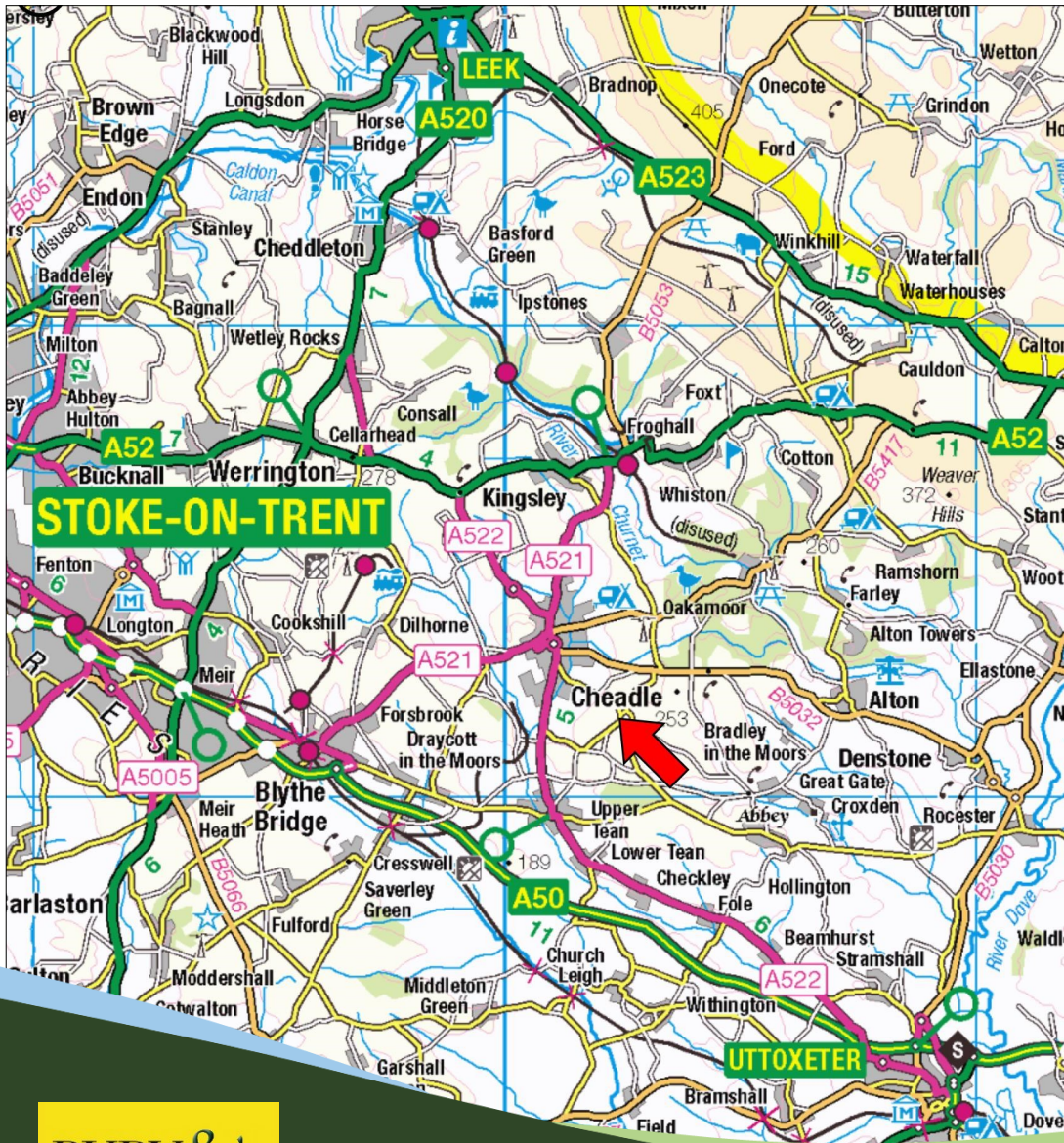
Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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