



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Land at Hazeley Paddocks Keele Road, Newcastle-under-Lyme, ST5 5AL

**Offers In The Region Of £250,000**

0.25 Acres or Thereabouts of Grassland With Planning in Principle for One or Two Dwellings. The site enjoys an excellent semi-rural location and excellent commuter links together with a range of local amenities near by.

The site offers an excellent opportunity for a self-build project or a developer.

## Situation

The land is situated along Keele Road, Keele. The land is situated approximately 3.9 miles from Newcastle-upon-Lyme, 4.9 miles from Woore and 15.7 miles from Leek

## Description

The land itself extends to approximately 0.25 acres or thereabouts of grassland.



## Planning in Principle

We understand that the property has the benefit of planning in principle for one to two dwellings.

Further details can be found under the Planning Application Number: 25/00575/PIP

## What Three Words

///insisting.level.fall

## Viewing Strictly By Appointment Only

No Unaccompanied Viewings. Viewings Must Be Arranged Through Graham Watkins & Co - 01538373308

## Services

We understand that the plot has no services connected, however mains services are to the adjacent properties and any required easements or wayleaves can be granted.

## Plans

Please see attached plan

## Tenure & Possession

The Land is held freehold under part of title number SF416252 vacant possession will be given upon completion.

## Local Authority

The local authority is Staffordshire County Council. The local planning Authority is Newcastle-under-Lyme District Council.

## Wayleaves & 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.

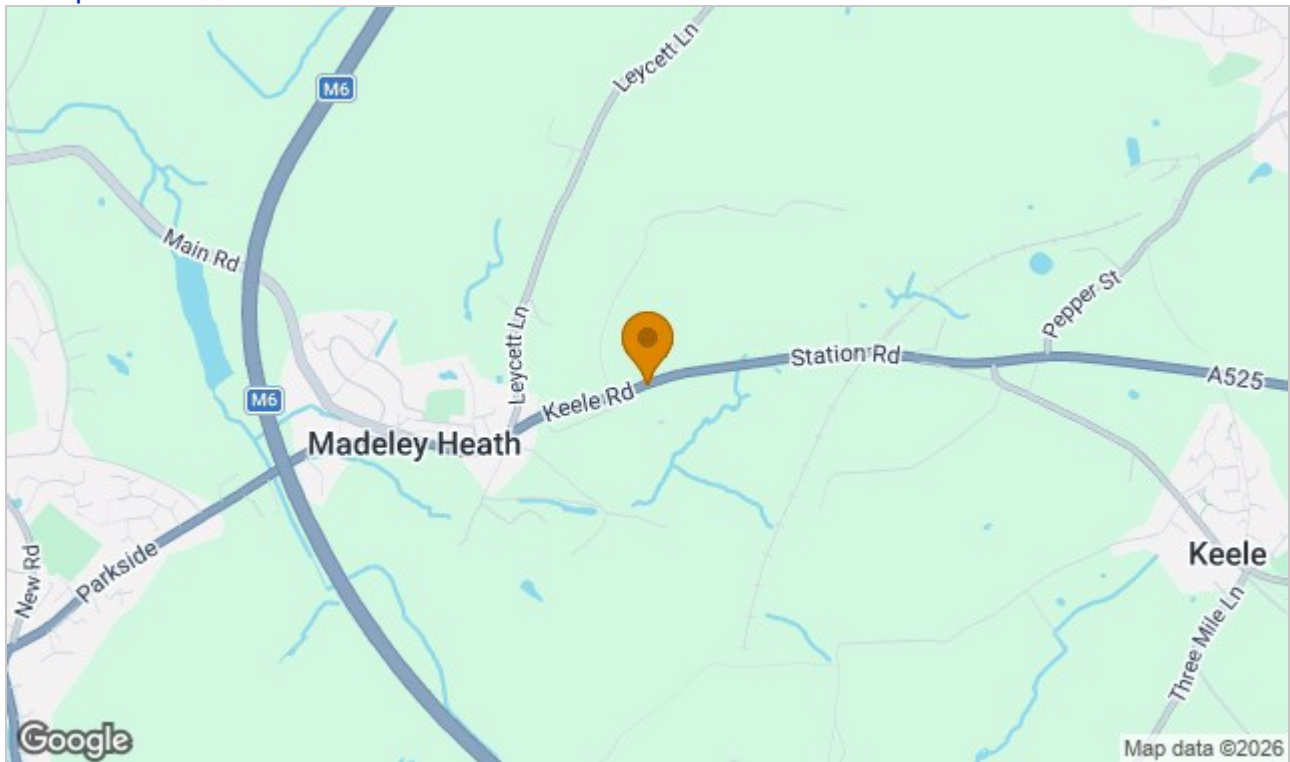
## Proposed Dwelling Plans



## Map



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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