Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers









Land at Chase Lane Chase Lane, Stoke-On-Trent, ST12 9HH

Auction Guide £200,000 - £250,000

VIEWINGS STRICTLY BY APPOINTMENT ONLY

9.82 ACRES APPROX WITH OUTBUILDINGS

The land extends 9.82 acres or thereabouts which is predominantly grassland with a strip of woodland to the east side as well as a variety of buildings in the centre of the field. The principal building on the plot is an approximately 8m x 9m steel portal framed agricultural building. The plot benefits from road access and connection to mains water and electricity. The land is undulating in nature and is suitable for mowing and grazing purposes.

Directions

From the Trentham Estate, take the third exit on the roundabout heading south on the A34 Stone Road. After just over a mile, take the first exit on the roundabout continuing south on the A34. Continue on the A34 for approximately 0.9 miles before turning right onto Chase Lane where the property will be found on the left hand side as signposted by our 'For Sale' board.

Situation

The land is located on the edge of Tittensor, a small village in Staffordshire approximately 3.9 miles from Stone and 5.4 miles from Stoke-on-Trent

Description

The land extends 9.82 acres or thereabouts which is predominantly grassland with a strip of woodland to the east side. There is a number of buildings in the centre of the land, in an elevated yet private position. The principal building on the plot is an approximately 8m x 9m steel portal framed agricultural building, together with other ancillary buildings. There is also a static caravan within the land, The land is undulating in nature and is suitable for mowing and grazing purposes. The plot benefits from road access and connection to mains water.



Steel Portal Framed Agricultural Building 26'0" x 30'1" (7.95m x 9.19m)



With concrete flooring, concrete panels and Yorkshire boarding to the rear, corrugated sheeted roofing and open fronted. This shed has a hardstanding area to the front.



Small Brick Building 12'3" x 9'1" (3.74m x 2.77m)



Brick building with timber framed roof and two double glazed windows to the side aspect.





Two Brick Footprints



Totalling approximately 70 square meters. footings of former buildings.



Two Wooden Framed Buildings



Two wooden triangular framed storage buildings.

Derelict Wooden Building

Wooden framed building with tiled roof in a derelict state.

Static Caravan

In the center of the plot, there is a static caravan with a fenced hardstanding area surrounding.

Land



The property extends to 9.82 acres or thereabouts comprising grassland that is undulating in nature and suitable for mowing and grazing purposes.

Services

We understand their is mains water and electricity connected to the property.

Overage

We understand that the land is subject to an overage agreement in favour of a previous owner. Further details in relation to this will be available in the legal pack.

Local Authorities

The local authority is Stafford Borough Council and Staffordshire County Council.

Viewings

Strictly By Appointment Only

Tenure and Possession

The property 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.

Wayleaves & Easements

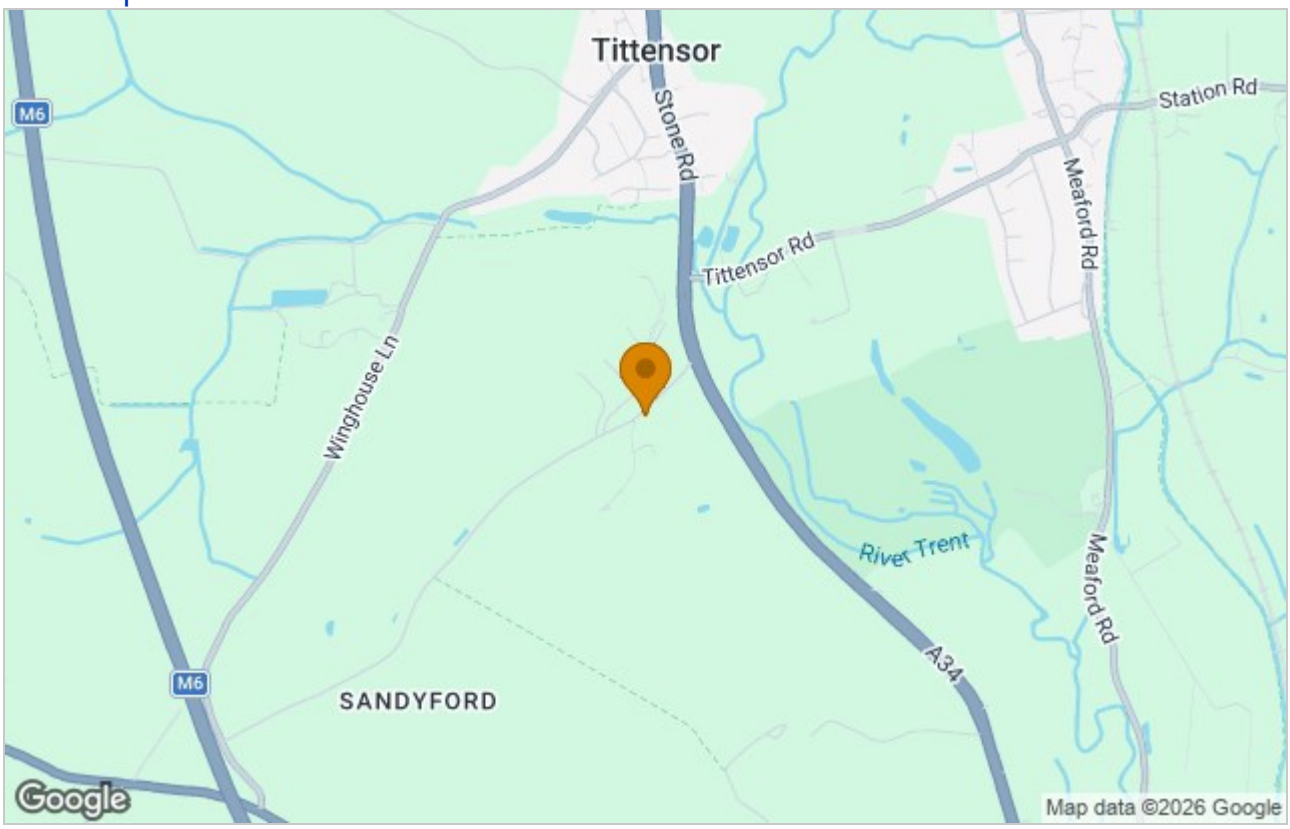
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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