

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Land at Pickwood,
Leek, Staffordshire, ST13 5SZ
For Sale by Private Treaty
Offers Over £500,000

Situation

The land is located to the south of Leek town centre, lying on the edge of the popular and well-established residential area of Pickwood.

WhatThreeWords ///glare.butterfly.venue

Description

An exciting and rare opportunity to acquire a desirable parcel of land with excellent development potential extending to 15.56 acres or thereabouts in total. Part of the land has previously had outline consent for residential development, which has now lapsed. Away from the development opportunities, the land is also suitable for both mowing and grazing purposes, and has been farmed for a number of years.

The land has excellent road access from Milltown Way, and walking access onto Wood Street and the site is within walking distance to many local amenities such as shops, schools, post office, public houses and public transport links.

The land would be of interest to investors, speculators and developers.

Lapsed Planning Permission

The land is subject to a lapsed outline planning application, which was granted by appeal on 6th February 2018 for the development of up to 25 dwellings with associated open space and community park.

Further details of the lapsed planning permission can be found on the Staffordshire Moorlands District Council website, under application number SMD/2016/0413/A and interested parties should make their own enquiries.

Please Note

The site is opted to VAT and therefore VAT is payable on the sale price.

Covenant

The land to the south, was previously owned as part of the land. This has now been sold off, but the vendors have retained rights over the land if needed, including for services. The land sold off is also subject to a covenant for no residential development for 30 years.

Services

We understand that the land does not have any services and any interested parties should make their own enquiries before purchasing.

Tenure and Possession

The property is held freehold and vacant possession will be given on completion.



Local Authority

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council.

Viewings

At any reasonable time with a set of these particulars.

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 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, 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.

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.

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

Thinking of Moving?

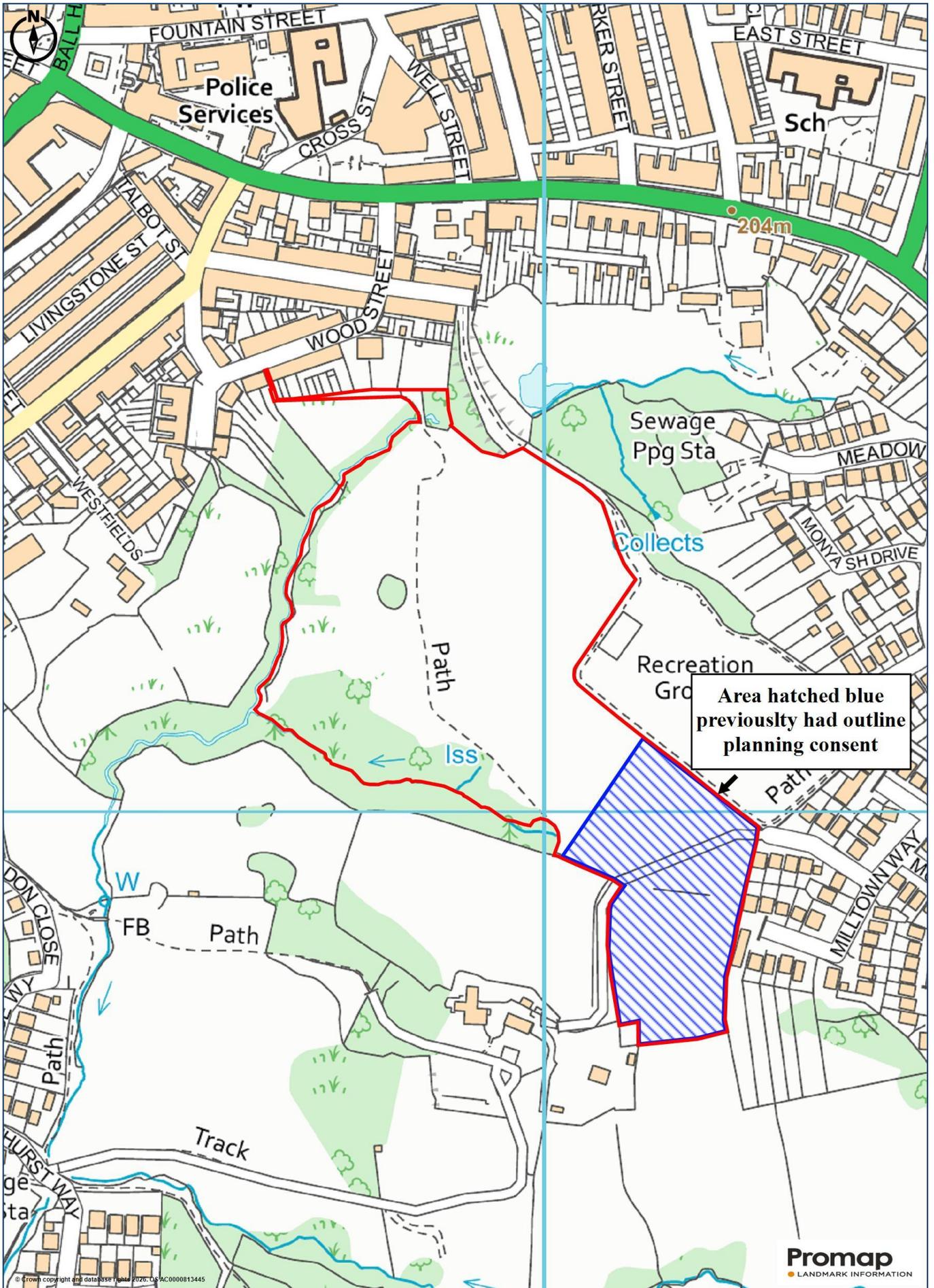
If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.



FOR IDENTIFICATION ONLY – NOT TO SCALE

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Area hatched blue previously had outline planning consent