



*Graham Watkins & Co.*

*Chartered Surveyors, Estate Agents, Auctioneers & Valuers*

69 Derby Street, Leek  
Staffordshire, ST13 6JL  
Tel: 01538 373308  
Fax: 01538 399653  
Email: [info@grahamwatkins.co.uk](mailto:info@grahamwatkins.co.uk)  
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)

Draft Details Only – these details may be subject to alteration

**FOR SALE BY PRIVATE TREATY**

(unless sold by private treaty)

**34.74 Acres or Thereabouts**  
**of Accommodation Land**

**Situated off Ash Bank, Werrington  
Stoke on Trent, ST2 9DZ**

- **Block of sound Grassland**
- **Suitable for Mowing or Grazing**
- **Gated Access onto the A52**
- **Long Term Development Potential being on the  
Edge of Stoke on Trent**
- **Vendors will consider offers on the whole or  
parts**

**Offers In the Region of £350,000**

(subject to contract)

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. 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;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. 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.

### **Directions**

From our Leek office, follow Haywood Street then turn left at the traffic lights towards Cheddleton. Follow the road for approximately 6 miles until you approach Cellarhead cross-roads. Turn right, onto the A52 towards Werrington. the land will be found on your left, as indicated by the agents 'For Sale' board.

### **Description**

The land comprises a block of permanent pasture extending to 34.74 acres or thereabouts, lying off Ashbank, on the edge of Stoke on Trent conurbation, which will be of interest to farmers, investors or nearby property owners.

The grassland is laid to permanent pasture and undulating in nature. The land is suitable for either mowing or grazing.

It is considered that the land has long term developmnet potential, but interested parties should rely on their own enquiries in this regard.

There is a right of way down the track which runs through the land which serves a third party.

### **Services**

The land is not connected the mains water, but we understand a connection is available subject to Severn Trent Water connection fees.

### **Viewing**

At any reasonable time.

### **Websites**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.co.uk](http://www.primelocation.co.uk)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

### **Basic Payment Scheme**

For the avoidance of doubt there are no basic payment entitlements included with the sale of the land.

### **Tenure and Possession**

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

### **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.

### **Mapping**

The plans provided in these particulars are inductive 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 lessor is advised to obtain verification from their Solicitor or Surveyor.

**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.

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