

**FOR SALE BY PUBLIC AUCTION**



**1.78 ACRES (0.72 HECTARES)  
OF  
GRAZING LAND  
AT  
SANDY LANE, MOSS GATE,  
FULFORD,  
STAFFORDSHIRE**

**For sale by public auction on Thursday 13<sup>th</sup> May 2010 at 7.30pm at the  
Ramada Hotel, Clayton, Newcastle-under-Lyme**

**GENERAL REMARKS**

This delightful, convenient sized grazing paddock is attractively positioned with frontage to a quiet country lane, within an area that offers extensive opportunity for hacking out. Rural, but closely related to main centres of population, this sale presents an ideal opportunity to acquire a well fenced, protected enclosure that can accommodate stock throughout the year.

## **DIRECTIONS**

The land is approached via the B5066 Meir to Hilderstone road by taking the turn towards Fulford at Spot Acre crossroads. Thereafter turn first right into Moss Lane and then first left into Sandy Lane. The land will be found on the right hand side and will be clearly identified by the Agent's For Sale Board.

## **DESCRIPTION**

A single enclosure of well fenced, level grazing land with good access and protected by mature boundary hedgerow.

The timber framed and corrugated iron buildings on a concrete base provide.

Fodder Store 14'10 x 9'3 (4.52m x 2.82m)

2 Field Shelters 12'0" x 17'0" (3.65m x 5.18m) and 8'10" x 9'6" (2.69m x 2.90m)

## **SERVICES**

Natural water is available from a pool in the south east corner.

## **ENTITLEMENTS**

There are no entitlements to receive the Single Farm Payment included within the sale of this land. These will be retained by the previous occupiers.

## **TENURE**

We understand the land is offered for sale freehold with the benefit of vacant possession.

## **VIEWING**

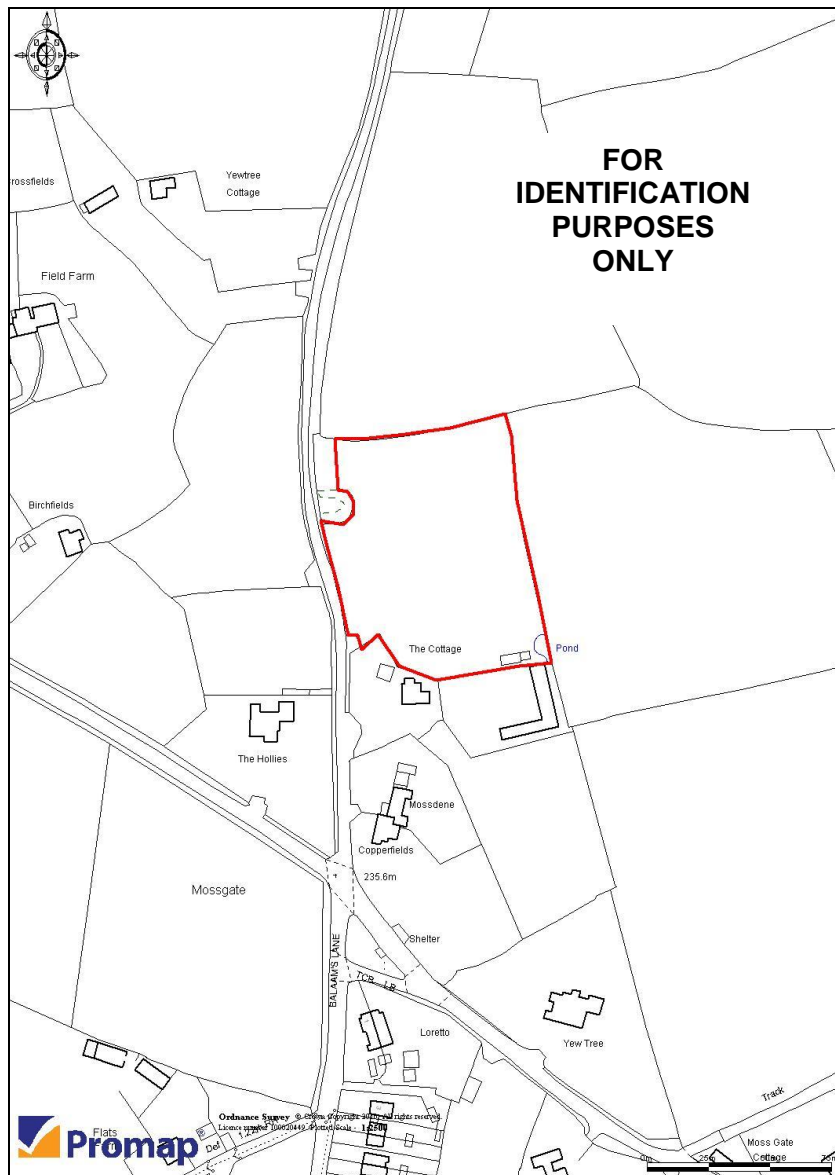
The land may be viewed at any time during daylight hours.

## **DEVELOPMENT CLAW BACK**

The sale contract and the transfer document will make provision for an overage payment to be reserved to the vendors in the event that planning permission is obtained for development of the land for a use or purpose that is not purely of an agricultural or equestrian nature. The period of retention is 10 years from the date of completion of the contract, and the overage rate levied at 20% of any enhanced value.

## **VENDORS SOLICITORS**

Chesworths Solicitors, 80 Western Road, Meir, ST3 6RU, Tel: 01782 599993, Contact: Miss LE Hewitt.



**CONDITIONS OF SALE**

The Conditions of Sale will be deposited at the offices of the Auctioneers and at the Vendor's Solicitors seven days prior to the sale and will not be read at the sale. Both the Auctioneer and the Vendor's Solicitor will be in the Saleroom 30 minutes prior to the commencement of the Auction to deal with any matter arising from either the Conditions of Sale or from the Sale Particulars relating to the property generally. At the time appointed the Sale will commence and thereafter no further query will be dealt with and the purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied himself upon all matters contained or referred to there

**PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS**

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.