

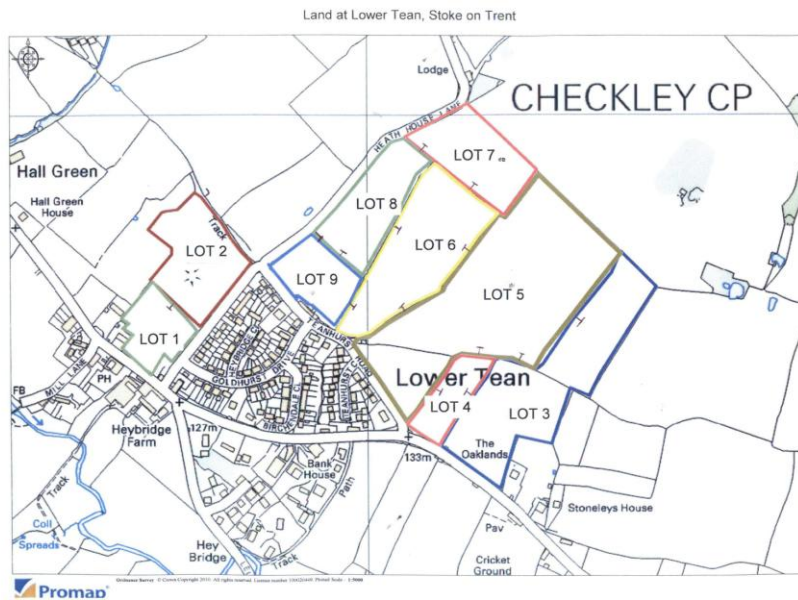
Upon Instructions from the Trustees
The Frank Vernon Will Trust

FOR SALE BY PUBLIC AUCTION

PASTURE LAND and PADDOCKS
Extending to 58.69 ACRES (23.75 HECTARES)
in 9 LOTS

and situated at

LOWER TEAN
STOKE-ON-TRENT
STAFFORDSHIRE



TO BE OFFERED FOR SALE BY AUCTION
(Subject to Conditions and Prior Sale)

at

THE NEW BROOM, CHECKLEY, STOKE-ON-TRENT
on WEDNESDAY 21 APRIL APRIL, 2010
SALE TO COMMENCE AT 7.30 P.M.

5 KING STREET NEWCASTLE-UNDER-LYME STAFFS ST5 1EN
TELEPHONE: 01782 713444 FAX: 01782 713863
www.hinsonparry.co.uk
info@hinsonparry.co.uk

AUCTIONEERS NOTES

This block of land is offered for sale following the passing of Mrs May Vernon who died in 2009 having achieved the age of 100. She had been the life beneficiary under the terms of the Will of her late husband Mr Frank Vernon.

The land is all down to grass and has been lotted to provide varying sizes of units to suit the requirements of neighbouring farmers, small stock and horse keepers and, those looking to purchase land as an investment.

VIEWING

The land may be viewed at any reasonable time, these particulars being a permit to view if challenged.

DEVELOPMENT

The land lies in the North Staffordshire Green Belt. It is considered that parts may have long term development potential but there will be **no clause** in the sale agreement for any form of clawback.

LOT 1 **Edged Green on Plan**
2.54 Acres (1.03 Hectares)

A single enclosure fronting the A522 and opposite the Dog and Partridge Public House. Access is from Heath House Lane and mains water is laid on to a trough

Prior to completion a post and wire fence will be erected to separate Lot 2.

LOT 2 **Edged Red on Plan**
5.27 Acres (2.13 Hectares)

A single field with access through the stock holding pen from the lane leading off Heath House Lane. There is a Tumulus, which is a scheduled monument and protected, on the land. The sale is subject to an agreement with English Heritage of 22 October 1992 that the owner of the field will maintain the Tumulus

LOT 3 **Coloured Blue on Plan**
10.65 Acres (4.31 Hectares)

Two fields, each with a mains water trough off a single supply. Access is through a recessed gate off the A522.

4.3 entitlements available.

LOT 4 **Coloured Red on Plan**
2.35 Acres (0.95 Hectares)

A single paddock with access off Teanhurst Road.

Easements will be reserved - **See General Note.**

LOT 5 **Coloured Ochre on Plan**
17.54 Acres 7.10 Hectares)

A sound block of grassland approached through the stock holding pens off Teanhurst Road. It is suggested that the land is also of suitable configuration for the growing of maize.

Water is to a mains trough and an easement will be reserved in favour of Lot 6 – **See General Note**

7.1 entitlements available

LOT 6 **Coloured Yellow on Plan**
7.86 Acres (3.18 Hectares)

A single grass field for grazing or fodder production. Access is off Teanhurst Lane.

Water is currently to a trough but, will be disconnected - **See General Note**

3.1 entitlements available.

LOT 7 **Coloured Red on Plan**
4.45 Acres (1.80 Hectares)

A single enclosure with access off Heath House Lane adjacent to Heath House Lodge.

1.80 entitlements available.

LOT 8 **Coloured Green on Plan**
4.87 Acres (1.97 Hectares)

A further single paddock with access off Heath House Lane. The entrance to the land is through a holding pen which will belong to Lot 8 but through which the purchaser of Lot 9 will access their land. Future maintenance of the pen and the surface will be joint.

1.9 entitlements available

LOT 9 **Coloured Blue on Plan**
3.16 Acres (1.28 Hectares)

A single paddock with access off Heath House Lane through the pen on Lot 8 (See comments above).

1.2 entitlements available.

SINGLE FARM PAYMENT

The land contained within Lots 3 – 9 has been registered in the Rural Land Register and entitlements are available for transfer to farmers registered under the scheme. It will, however, be too late to transfer for the 2010 application. Purchasers will be required to give notice within 14 days of the sale of their wish to purchase the indicated number of entitlements at a fixed price of **£150 each**. The entitlements had a unit value in the year 2009 of £246.35 each. After modulation the net payment was £202.97 each.

WATER – GENERAL NOTE

Water is connected from roadside meters to troughs in Lots 1 and 3.

There is a further water pipe which passes through Lot 4 to troughs in Lots 5 and 6. The sale agreement will contain provisions such that :-

- a) **Lot 4** will give an easement for the existing pipe to the trough in Lot 5 and also give Lot 6 the right to install a further pipe adjacent to the pipe to Lot 5.
- b) **Lot 5** will have the benefit of the supply of water from the meter through Lot 4. There will also be the right to disconnect the further ongoing supply to Lot 6. An easement will be granted to Lot 6 for the existing pipe in the ground through Lot 5 to remain and, to connect to a new pipe installed through Lot 4.
- c) **Lot 6** will have the benefit of the existing pipe through Lot 5 and the right to install a new pipe to connect to it through Lot 4, and the small portion of Lot 5, to a new meter in the roadside.
- d) **ALL** the above new pipes are to be laid and works done within **6 months** of completion, making good any disturbed ground or the rights will be lost.

EASEMENTS & RIGHTS OF WAY

The land is sold subject to any easements for pipes or wayleaves or rights of way which may exist or be subsequently claimed.

There are no known easements or rights of way.

VENDORS SOLICITORS

Wilkins & Thompson
9-11 Carter Street
Uttoxeter
Staffordshire
Telephone: 01889 562875
(Mr M Whitaker acting)
Email: mwhitaker@wtsols.co.uk

CONDITIONS OF SALE

The Contracts and Conditions of Sale will be deposited and available for inspection at the Auctioneers' Newcastle Office and the Offices of Wilkins & Thompson for **5 days** prior to the auction and will not be read out thereat. Interested parties will be deemed to have full knowledge of the conditions when bidding.

The Auctioneers and Solicitors will be in the sale room at least 30 minutes prior to the sale to answer any queries. Please note that once the auction commences no further questions will be accepted.

MONEY LAUNDERING REGULATIONS

In order to conform with the Money Laundering Regulations 2003, all prospective purchasers must provide proof of identity to the Auctioneers at the time that they register to bid immediately prior to the auction. Each purchaser must bring one document from each of the two lists below:-

Personal Identification

Either:-

A current signed Passport

OR

A current UK Driving Licence

Evidence of Address

Either:-

A public utility bill issued within the last three months

OR

A local authority tax bill

OR

Bank, Building Society or Credit Union Statement containing current address

OR

The most recent original mortgage statement

OR

Current UK Driving Licence (if not used as an identity document)

If a prospective purchaser is bidding as an Agent on behalf of the buyer, proof of identity will be required from both the bidder and the buyer together with a valid letter of authority from the purchaser authorising the Agent to bid on their behalf. If a bidder is acting on behalf of a Limited Company similar documents will still be required, together with written authority from the Company itself.

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.

18Mar10 Pasture Land Lower Tean Vernon Will Trust

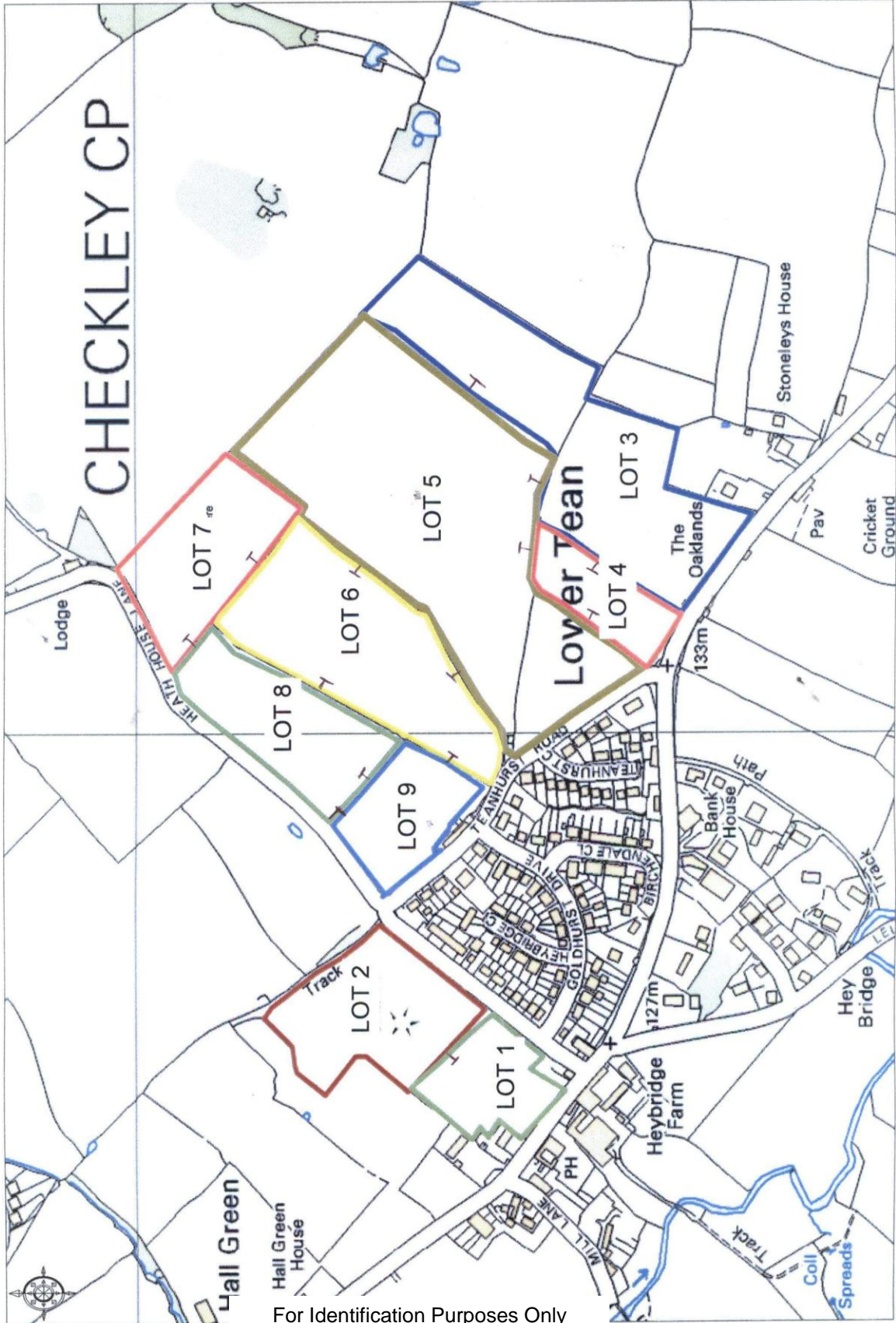
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Land at Lower Tean, Stoke on Trent



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