

FOR SALE BY PRIVATE TREATY

24.12 ACRES (9.76 HECTARES)

of

AGRICULTURAL LAND

AT

MADELEY HEATH

(Off Cygnet Close and The Spinney)

NEWCASTLE-UNDER-LYME

STAFFORDSHIRE

(Formerly known as Whitehouse Farm)

Directions:

From Newcastle-under-Lyme take the Keele Road past the University to Madeley Heath. After passing the fork off into Madeley village, take the first turning right into Hillwood Road. Take the turning left into Cygnet Close and the land will be found, indicated by a 'For Sale' board off this cul-de-sac.

OFFERS INVITED IN THE REGION OF £185,000

5 KING STREET NEWCASTLE-UNDER-LYME STAFFS ST5 1EN

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GENERAL REMARKS & DESCRIPTION

A sound block of agricultural accommodation land contained within 3 Fields and with a small farmyard of temporary buildings. The land is all down to grass and is capable of being mown. The land lies next to existing residential development and may be considered to have hope value in part. It is of potential current use to farmers or those seeking land for equestrian or similar purposes.

SERVICES

Mains water is connected to the land. Other services are available nearby.

TENURE

We are advised the land is Freehold and is offered with Vacant Possession upon completion.

SINGLE PAYMENT SCHEME

The land is registered on the Rural Land Register and entitlements are available by negotiation.

VIEWING

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

SCHEDULE

Field No.	Description	Area per Rural Land Register
SJ 7845 3896	Farmyard	0.20
SJ 7846 3301	Meadow	1.44
SJ 7846 4012	Meadow	3.02
SJ 7845 5090	Meadow	<u>5.10</u>
		9.76 Ha
		24.12 Acres

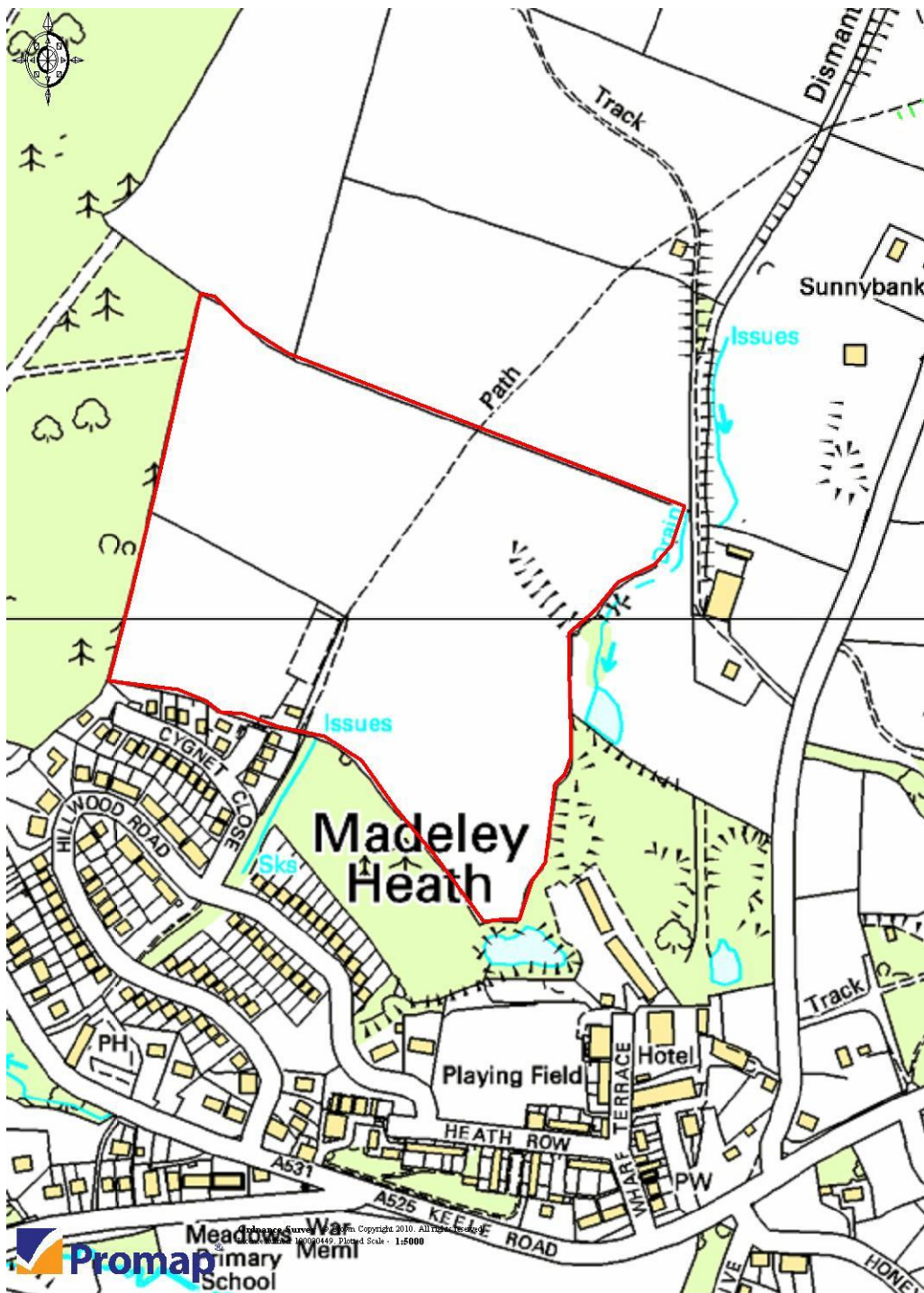
PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

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.

6May10 Madeley Heath Land

FOR IDENTIFICATION PURPOSES ONLY



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