

**FOR SALE BY PUBLIC AUCTION
Unless Sold Prior**

11.83 ACRES (4.79 HECTARES)

PADDOCKS

in Two Lots

AT

**GRANGE LANE
LOWCROSS HILL
TILSTON
MALPAS
SY14 7DZ**

**FOR SALE BY PUBLIC AUCTION ON THURSDAY 13th MAY 2010 AT 7.30PM AT
THE RAMADA HOTEL, CLAYTON
NEWCASTLE-UNDER-LYME
STAFFORDSHIRE**

GENERAL REMARKS & DESCRIPTION

Two paddocks well suited for amenity or, the keeping of farm livestock or horses. Of particular interest to many will be the three ponds which have been excavated in Lot B.

LOT A Extends to 4.13 Acres

LOT B Extends to 7.73 Acres

DIRECTIONS

From the A41 take the turning left at Edge Green towards Tilston and the land is on the right hand side after approximately 1 mile indicated by the Agents 'For Sale' Board.

ACCESS

Access to both lots will be over the area hatched red on the sale plan. This will be in the ownership of Lot B but, the owner of Lot A will have a permanent right over the area at all times. Maintenance of this area will be joint, based on user.

TENURE

The land is Freehold

POSSESSION

Vacant possession of the whole will be given on completion.

VIEWING

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

VENDORS SOLICITORS

Messrs Poole Alcock
2a Lawton Road
Alsager
Stoke-on-Trent
(Mr G Goodwin Acting)

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.

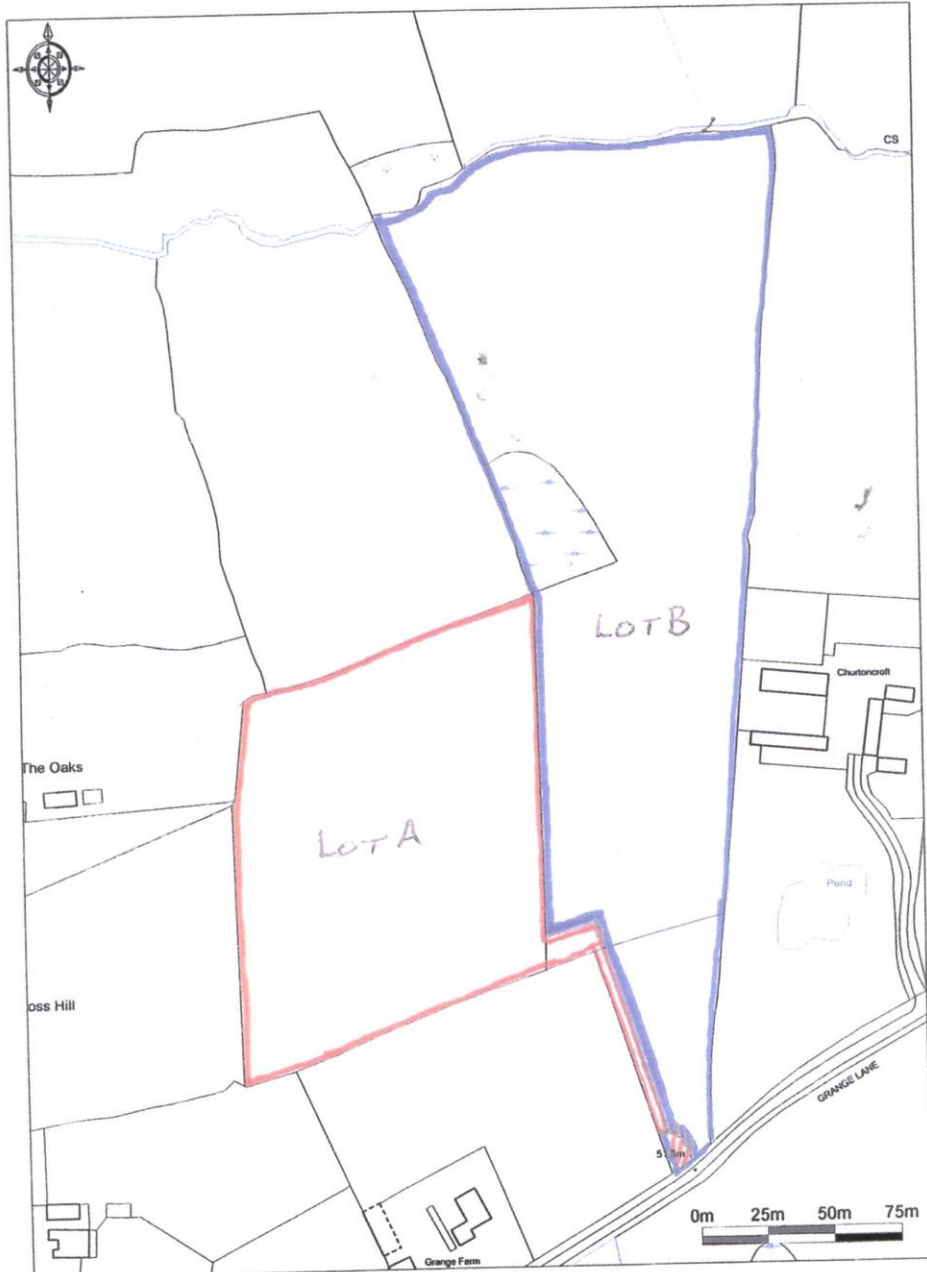
8Apr10 Paddocks Malpas

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

TELEPHONE: 01782 713444 FAX: 01782 713863

www.hinsonparry.co.uk

info@hinsonparry.co.uk



Ordnance Survey © Crown Copyright 2010. All rights reserved.
License number 100020449. Printed Scale - 1:2500

