



Land off Newtown Road
Newtown, Biddulph



**Land off Newtown Road
Newtown
Biddulph
Stoke-on-Trent ST8 7SW**



5.26 ac

An exciting opportunity to purchase a block of grassland extending to approximately 5.26 acres (2.13 ha), suitable for grazing and mowing, situated in an accessible location perfect for those with equestrian or agricultural interests.

For sale by Private Treaty.

Offers in excess of: £85,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land situates on the edge of the rural hamlet of Newtown, just north east of Biddulph town (2.8 miles), where a wide range of amenities can be found. Further nearby towns and villages include; Biddulph Moor to the south (1.7 miles), Congleton to the northwest (4.5 miles), Leek to southeast (6.3 miles), and Kidsgrove to the southwest (7.3 miles).

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Description:

The sale offers a great opportunity for a purchaser to acquire a pleasant block of grassland, extending to approximately 5.26 acres (2.13 hectares), all suitable for mowing and grazing of livestock and horses. The land is in good heart, bounded by dry stone walling, mature trees, and post and wire fencing. Access to the parcel is via the private lane to the east of the land, from Newton Road, where a right-of-way is granted. The land will suit those seeking a manageable acreage, in a rural yet accessible location, perfect for those with equestrian, agricultural and/hobby farming interests as well as neighbouring landowners.

Directions:

From Biddulph Moor village centre head northeast along Rudyard Road, heading for Top Road. Turn left onto Top Road and continue for approx. 1.0 mile, following the road round to the left merging onto Newtown Road. The access lane to the property can be found approx. 500 yards down on the right hand side, indicated by our 'For Sale' board. The land can be found approx. 200 yards down the track on the right.

Services:

We are not aware of any services available at the land.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Timber, Sporting and Mineral Rights

The rights are included in the sale as far as they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully .

Method of Sale:

The property is offered for sale by Private Treaty.

Vendor's Solicitors:

Bowcock and Pursaill, 54 St. Edward Street, Leek, Staffordshire ST13 5DJ

Local Authority:

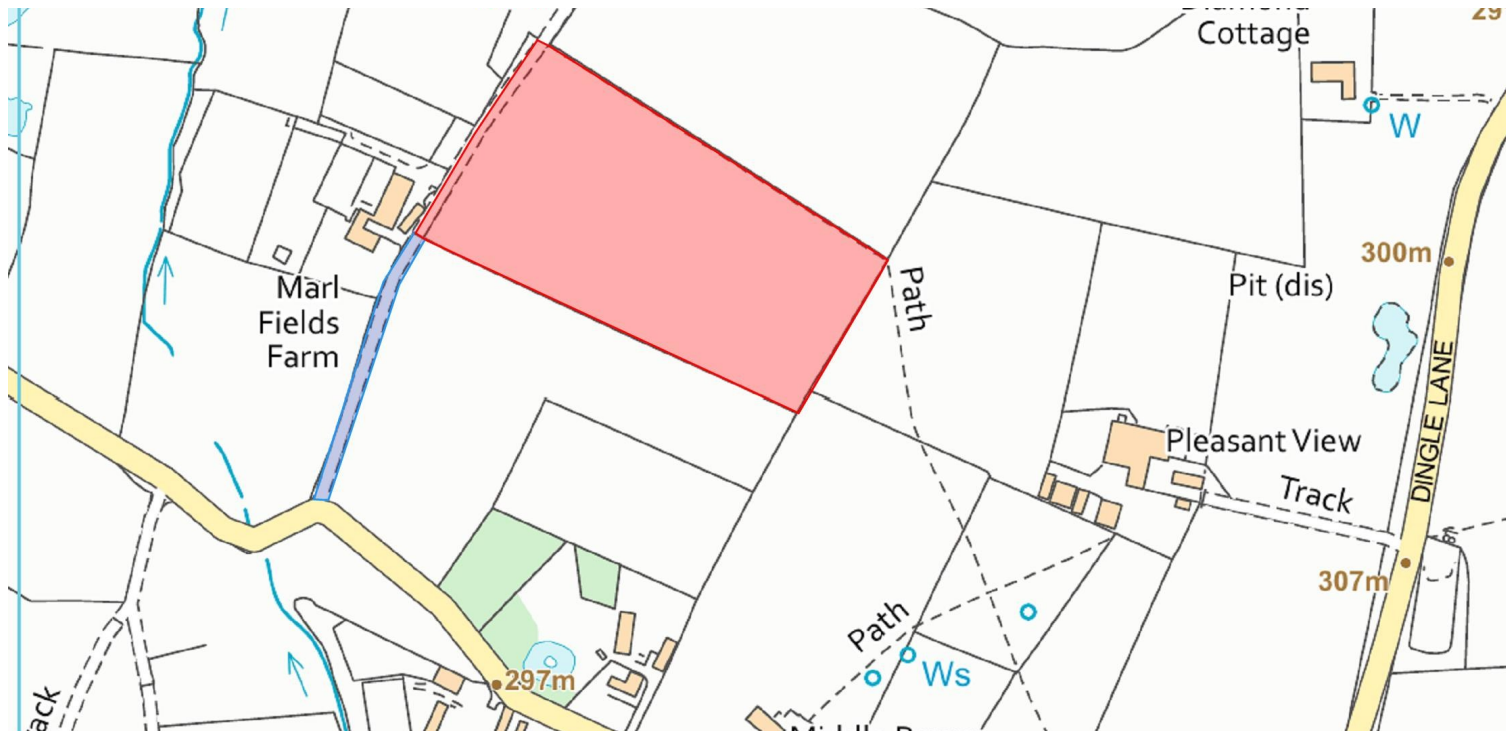
Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek ST13 6HQ

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. There is a right-of-way for access down the lane, shaded blue on the plan. Other neighbouring properties also have a right-of-way for access down the lane.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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