

LOT 3



Land at Caverswall

Land at Caverswall, Stoke on Trent, Staffordshire

An excellent opportunity to acquire approximately 21.02 acres (8.507 hectares) of productive land, benefitting from gated roadside access off Blythe Bridge Road and Dilhorne Lane, set within four individual parcels.

**Available as A Whole or in Four Lots
For Sale by Informal Tender
Closing Date: Friday 11th June 2021 at 12 noon**

Lot One: £75,000 - £85,000

Lot Two: £70,000 - £80,000

Lot Three: £70,000 - £80,000

Lot Four: £55,000 - £65,000

Location

The land is located to the south west of the village of Caverswall, Staffordshire off Blythe Bridge Road and Dilhorne Lane. It is situated approximately 1.5 miles north of the village of Blythe Bridge and all benefits from lane side access. The land is in a rural location, however is within close proximity to major road networks such as the A521 and A50.

Cheadle	4.8 miles
Stone	7.2 miles
Stoke on Trent	6.5 miles

Directions

From Stoke on Trent, follow the A50 east for approximately 4.2 miles. Exit the A50 sign posted for the A521. At the roundabout take the second exit onto A521 signposted for Blythe Bridge.

Continue along the A521 for approximately 0.8 miles into the village of Blythe Bridge. When in Blythe Bridge turn left immediately after the Railway Crossing, on to Caverswall Road, signed posted for Caverswall. Continue along Caverswall Road, leading into Blythe Bridge Road, for approximately 1.1 miles where Lot One and Two are located on the Right as indicated by our 'For Sale' board.

Continue along Blythe Bridge Road for approximately 0.2 miles into Caverswall Village. At the roundabout take the third exit right on to The Hollow. Continue along The Hollow, leading into Dilhorne Lane, for approximately 0.4 miles where Lots Three and Four are located on the Right as indicated by our 'For Sale' board.

Description

A fantastic opportunity to acquire up to four parcels of productive land extending in total to approximately 21.02 acres (8.507 hectares), situated on the edge of the village of Caverswall. Available as a whole or in four lots, whilst all of the land is currently in arable cropping, it would also suit being laid to pasture.

LOT 4



LOT 2



Lot One – 5.81 acres (2.349 ha)

The land is currently down to an arable rotation and comprises a single parcel benefiting from a single road side access point off Blythe Bridge Road.

The land is bounded by mature hedgerows and is gently sloping in nature sitting approximately 205 metres above sea level at its highest point and 185 metres above sea level at its lowest point.

The land is crossed by a public footpath known as Caverswall 22/23, to its western edge together with being crossed by a low voltage electricity line.

The land is classified as Grade 3 under the MAFF Agricultural Land Classification Scheme.

Lot Two – 5.53 acres (2.238 ha)

The land comprises a single parcel of arable land and benefits from a single road side access point off Blythe Bridge Road to the north western corner.

The land is bounded by mature hedgerows and is gently sloping in nature sitting approximately 205 metres above sea level at its highest point and 185 metres above sea level at its lowest point.

The land is crossed by a public footpath known as Caverswall 22/23, to its western edge together with being crossed by a low voltage electricity line.

The land is classified as Grade 3 under the MAFF Agricultural Land Classification Scheme.

Lot Three - 5.42 acres (2.193 ha)

The land comprises a single parcel of arable land benefiting lane side access off Dilhorne Lane.

The land is bounded by mature hedgerows and is gently sloping in nature, sitting between 210 metres and 200 metres above sea level.

The land is classified as Grade 3 under the MAFF Agricultural Land Classification Scheme.

Lot Four - 4.27 acres (1.728 ha)

The land comprises a single parcel of arable land benefiting lane side access off Dilhorne Lane.

The land is level in nature, sitting approximately 210 metres above sea level and is bounded by mature hedgerows.

The land is classified as Grade 3 under the MAFF Agricultural Land Classification Scheme.

General Information**Basic Payment Scheme**

The land is registered for the Basic Payment Scheme and associated entitlements are available, if required, subject to a transfer fee of £175 + VAT to be paid to Bagshaws LLP. The claim for the 2021 year will be submitted and retained by the current owners.

Services

Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

Rights of Way, Wayleaves and Easements

The property is sold subject to, and with the benefit of all rights of way, wayleaves and easements which may exist on the property.

Sporting, Timber and Mineral Rights

The sale includes all timber, minerals and sporting rights which may exist on the property.

Tenure and Possession

The property to be sold is freehold with vacant possession.

Growing Crops

The vendor has reserved a right of Holdover on all Lots to harvest the growing crops which will be harvested no later than 28th September 2021.

Method of Sale

The property is to be sold by Informal Tender. All tenders should be made in writing on the specified tender form which is available from the selling agent.

**All tenders to be received by 12 Noon
Friday 11th June 2021**

Overage Clause

Lots One and Two are subject to an overage clause for a period of 40 years, at 30% of the uplift in value of the land on the implementation of or the disposal of the property with planning permission for any non-agricultural or non- equestrian development.

Lots Three and Four are subject to an overage clause for a period of 40 years, at 20% of the uplift in value of the land on the implementation of or the disposal of the property with planning permission for any non-agricultural or non- equestrian development.

LOT 1**Money Laundering Regulations**

Due to changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity, place of residence and proof of funds before purchasing. The documentation collected is for this purpose only and will not be disclosed to any other party.

Local Authority

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

Tel: 0345 605 3010

Solicitors

Eric Whitehead Partnership, 14 Chapel St, Cheadle, Stoke-on-Trent ST10 1DY

Tel: 01538 755761

Ref: Mr T Halliday

Viewing

The land may be viewed during normal daylight hours when in possession of a copy of these particulars.

Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.

