

FOR SALE BY PUBLIC AUCTION
(In the Estate of the Late Kenneth Titterton)

LAND AT SUMMERHILL, MILWICH
(FORMERLY PART OF PAGEFIELDS FARM)
ST18 0EL



EXTENDING TO 17.45 ACRES

**For Sale by Public Auction, subject to conditions, at the
Auctioneers' Offices at Diamond Way, Stone Business
Park, Stone, Staffordshire, ST15 0SD on Thursday, 17th
March 2022. Sale to commence at 7.30pm**

DIRECTIONS

From Milwich take the turning left into Postmans Lane from the Uttoxeter Road out of the village. The land is at the top of this road with the access on the left before the T Junction.

DESCRIPTION

The Land is enclosed within 3 separate fields and extends in total to 17.45 acres (7.06 hectares). It is all down to permanent pasture.

Access to the land is taken from the driveway leading to Pagefields. Access is open from the driveway to the land and no fencing will be carried out by the vendors.

SINGLE FARM PAYMENT ENTITLEMENTS

The land is registered with the Rural Payments Agency. Single Farm Payment Entitlements are available for transfer if required.

TENURE AND POSSESSION

The Land is Freehold and is being sold with vacant possession.

VIEWING

The land may be viewed at any reasonable time during daylight hours, a copy of these sales particulars being a permit to view if challenged.

VENDORS SOLICITORS: Messrs Eric Whitehead & Co, Chapel Street, Cheadle, ST10 1DY

Mr Halliday acting.

PROOF OF IDENTITY: The successful bidder will be required at the end of the Auction to produce formal proofs of identity, being either a driving licence or passport and a utility bill.

CONDITIONS OF SALE

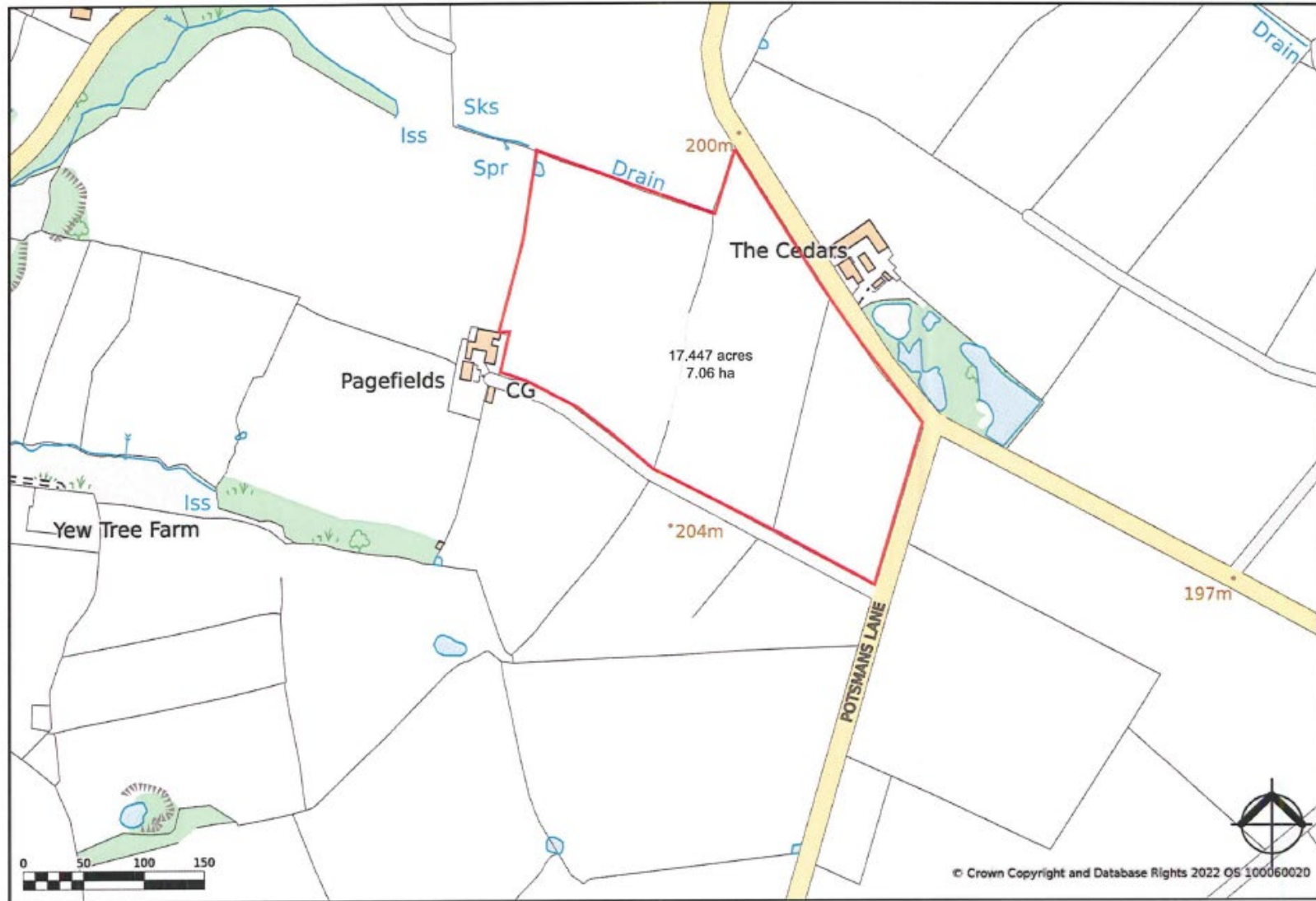
The Conditions of Sale will be deposited at the offices of the Auctioneers and at the Vendor's Solicitors five days prior to the sale and will not be read at the sale. Both the Auctioneer and the Vendor's Solicitors will be in the Saleroom 30 minutes prior to the commencement of the Auction to deal with 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.

An administration charge of £250 (plus VAT) will be payable by the purchaser to the Auctioneers on the fall of the hammer.

PROPERTY MISREPRESENTATION ACT, 1991: 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 given 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.

Pagefields, Summer Hill, Milwich, Stafford, ST18 0EL



created on **edozo**

Plotted Scale - 1:5,000