

FOR SALE BY INFORMAL TENDER

Land at Breach Lane, Teanford, Upper Tean, Stoke-on-Trent, ST10 4EW

AGENT NOTES

A pasture field extending to 6.79 acres with natural water supply in the River Tean.

The land is suitable for the grazing of livestock or horses or for fodder conservation.

Tender Forms should be returned to the offices of Messrs Hinson Parry and Company, Reward House, Diamond Way, Stone, Staffordshire, ST15 0SD or by email to info@hinsonparry.co.uk.

Closing Date for Tenders Monday, 13th February 2023 at 12 noon

Directions

The field is off a quiet lane and is approached off Breach Lane, either by turning adjacent to The Anchor Public House in Tean or the turning off the Draycott to Upper Tean Road at Totmonslow. The land is identified on the Plan attached and by the Agents For Sale Board.

Viewings

The Land may be viewed during daylight hours when in possession of a copy of these particulars but also by confirmation to the selling agents, Hinson Parry & Co at info@hinsonparry.co.uk Please note Hinson Parry & Company, nor the proprietors, accept any responsibility for any loss or injury caused while carrying out a site visit.

Solicitors

The vendors' solicitor is Christopher Mason at Messrs Woolliscrofts Solicitors, 6-10 Broad Street, Hanley, Stoke-on-Trent, ST1 4EU Tel: 01782 204000 email:- cmason@woolliscrofts.co.uk

Method of Sale

The Land is offered For Sale by Informal Tender. All Tenders should be made in writing and on the specified Tender Form attached to the rear of these particulars. **All Tenders to be received by Monday 13th February 2023 at 12 noon.**

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.

Selling agents notes

Hinson Parry & Co have made every reasonable effort to ensure that the details offer a fair and accurate description of the property but give notice that all measurements, distances and areas referred to, are approximate and based upon the information available at time of printing. These details are for guidance only and do not constitute part of the contract for sale. Hinson Parry & Company employees are not authorised to give any warranties or representation to the sale.

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.

Land at:
Fairview Farm, Breach Lane, Tean, Stoke-on-Trent, ST10 4EW

