

**10.6 ACRES OF LAND
FOR SALE
AT
HILL LANE, MIDDLETON GREEN,
LEIGH, STAFFORDSHIRE**



- **10.60 Acres (4.290 Ha) of Strong Pastureland**
- **Good Road Frontage**
- **Mains Water Supply**

Offers Invited

LOCATION

The land lies within a noted farming district, to the south of the A50, and between Uttoxeter and Stoke-on-Trent. Middleton Green is almost equidistant from Hilderstone and Church Leigh, and the nearest postcode is ST10 4PH, which relates to the adjoining property Hawkstone Manor House.

DESCRIPTION

This is a choice, single, enclosure of quality grazing land ranging from approximately 600ft above sea level at the road frontage, down to 550ft at the northern extremity. Currently grazed by sheep, it is well fenced, with a combination of live hedgerow and post and wire, and all classified as Grade 3 within the Ministry of Agricultural Land Classification Maps.

**SERVICES**

We understand the land is connected to mains water, which supplies a single drinking trough.

STEWARDSHIP

None of the land is the subject of a current scheme.

BASIC PAYMENT SCHEME

The Entitlements to claim the Basic Payment will be transferred to the purchaser in time to make the claim for 2023.

MINERALS, TIMBERS AND SPORTING RIGHTS

The land is sold with the benefit of such rights as may exist.

TENURE

We understand the land is owned freehold and will be sold with the benefit of vacant possession.

METHOD OF SALE

Offers are invited.

LOCAL AUTHORITY

East Staffordshire Borough Council
183 High Street
Burton-on-Trent DE14 1HN

AGENT'S CONTACT

Mr John Hinson
Hinson Parry & Company
Diamond Way
Stone
Staffordshire ST15 0SD
Mobile Telephone No. 07860 827800

VIEWING

The land may be viewed at any time in daylight hours when in possession of a copy of these particulars. Please note Hinson Parry & Company, nor the proprietors, accept any responsibility for any loss or injury caused while carryout out a site visit.

**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.

