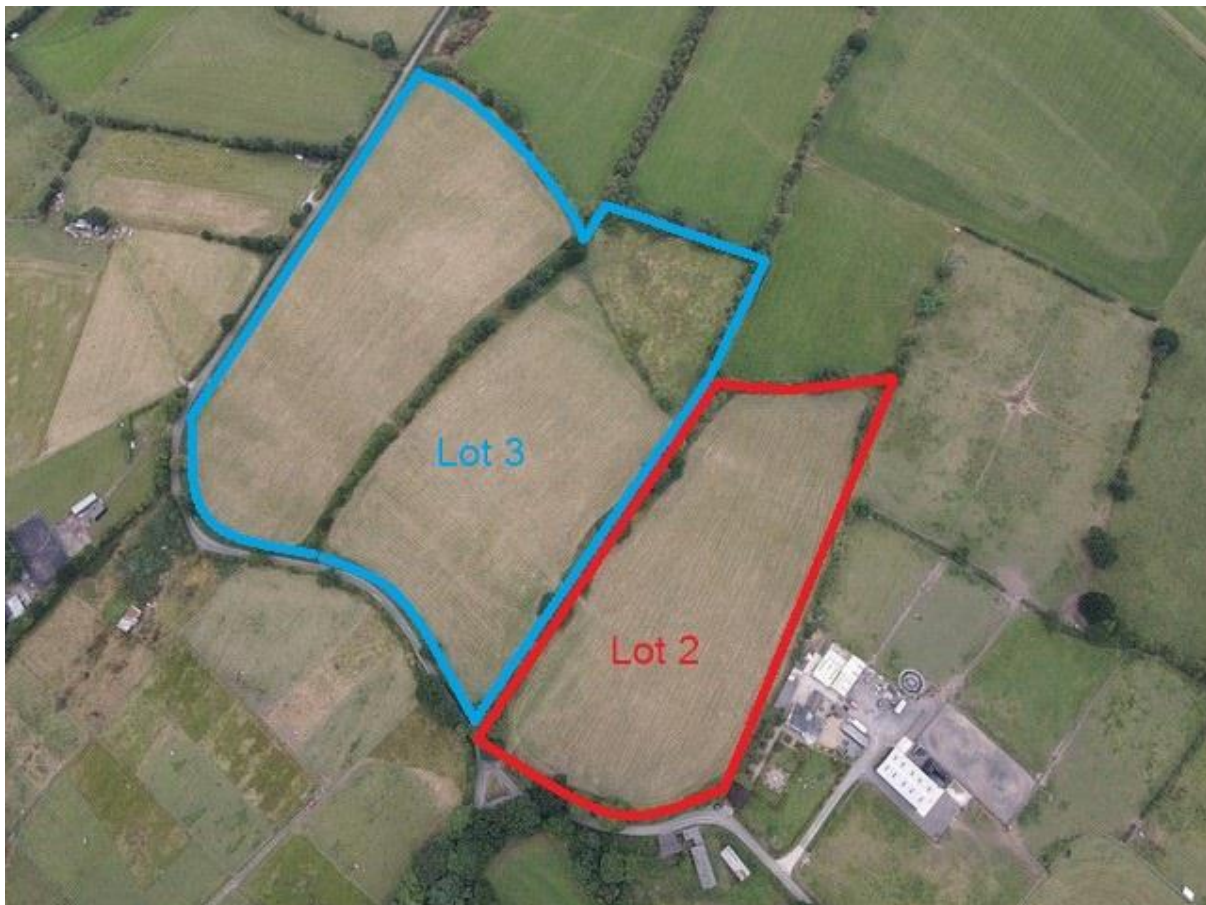


FOR SALE BY PUBLIC AUCTION

LOT 2

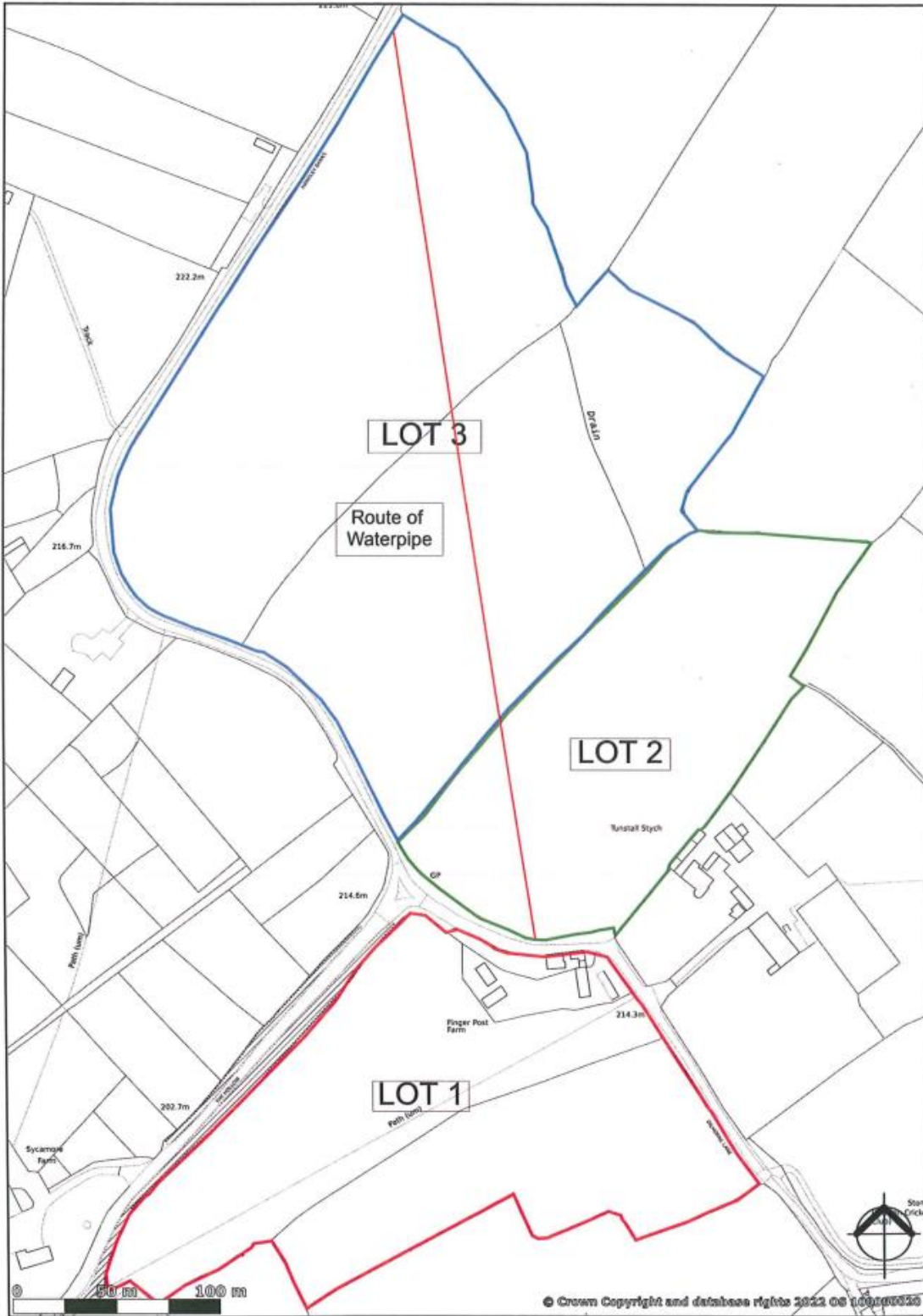
**LAND AT DILHORNE ROAD, CAVERSWALL,
STOKE-ON-TRENT, ST11 9EZ**



**FOR SALE BY PUBLIC AUCTION BY HINSON PARRY & COMPANY AND
AUSTERBERRY AS JOINT AUCTIONEERS ON THURSDAY 8TH SEPTEMBER 2022
AT 7.30PM AT THE STONE HOUSE HOTEL, STONE, STAFFORDSHIRE**

GUIDE PRICE £75,000

Fingerpost Farm, Dilhorne Road, Caverswall,
Stoke-on-Trent, ST11 9EZ



Description

A parcel of pastureland off Dilhorne Road in Caverswall with a total area of 5.64 acres (2.82 hectares).

Directions

Leaving Caverswall by The Hollow, the land is situated in front of you at the junction, indicated by the Agents' For Sale Board.

Services

The land will not have access to a water supply and any troughs on the land will be disconnected prior to completion. An easement bill will be reserved in favour of Lot 1 in respect of a water main which passes under the land. The right will be reserved for the purchaser of this Lot to connect to the water main on Handley Banks, subject to approvals and a right will be reserved to lay a pipe across Lot 3 to enable a connection to be made to the water mains. This right must be exercised within one year of the date of completion.

Tenure

Freehold with vacant possession.

Viewing

The property may be viewed during daylight hours with a copy of sales particulars to hand.

VENDORS SOLICITORS:-

Messrs Chesworths (Ian Ashley – acting)
37 Trentham Road,
Longton
Stoke-on-Trent
Staffordshire
ST3 4DQ

Tel: 01782 599992

Email: ianashley@chesworths.co.uk

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 of each Lot to the Auctioneers on the fall of the hammer.

PROPERTY MISREPRESENTATION ACT, 1993: 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 give 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.