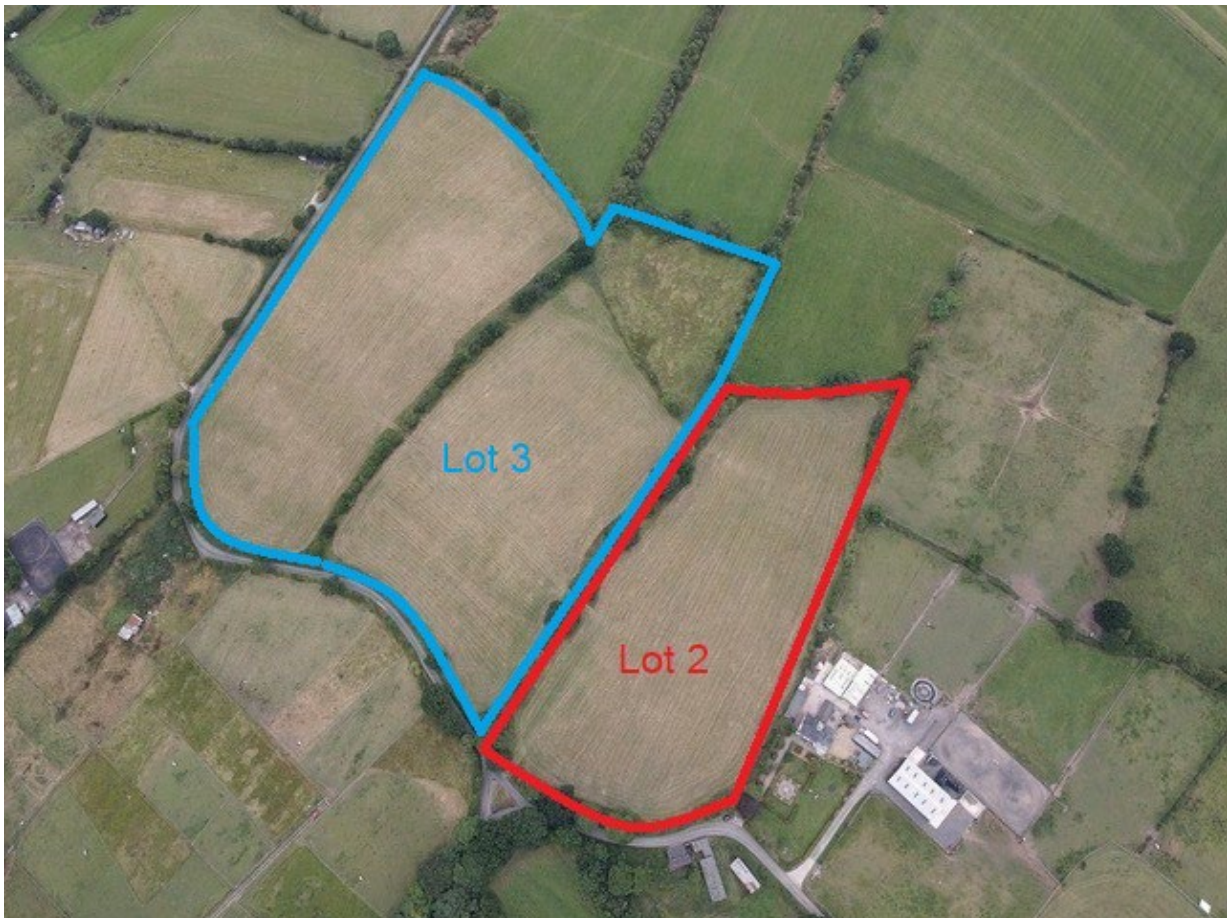


**FOR SALE BY PUBLIC AUCTION**

**LOT 3**

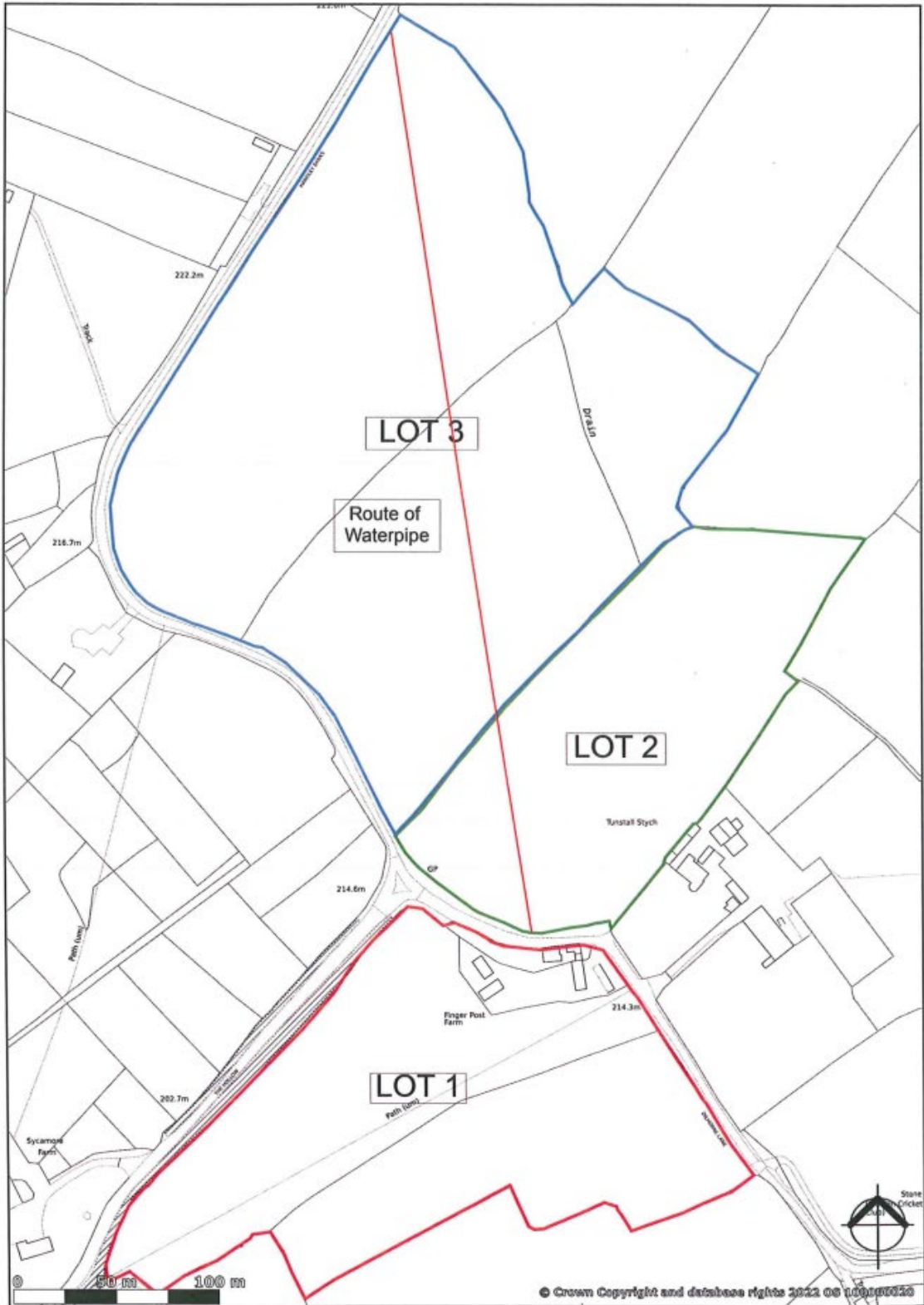
**LAND AT HANDLEY BANKS, CAVERSWALL,  
STOKE-ON-TRENT, ST11 9EZ**



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

**GUIDE PRICE £150,000**

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



**Description**

Two parcels of pastureland off Handley Banks, Caverswall. With a total area of 15.57 acres (6.31 hectares).

**Directions**

Leaving Caverswall by The Hollow, follow the road turning left at the first junction onto Handley Banks towards Caverswall Common. The land will be found on the right hand side indicated by the Agents For Sale Board.

**Services**

Any water troughs on the land will be disconnected prior to completion. There is a main water pipe which passes through this Lot for the benefit of Lot 1 and an easement will be reserved.

**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](mailto: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.