



Grazing Land to the west of Stone Road, Hanford, Stoke on Trent

For Sale: £160,000

Approximately 3.952 hectares (9.765 acres) of grazing land
with 350m frontage to the River Trent

Hammond Chartered Surveyors

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Grazing Land to the west of
Stone Road (A34)
Hanford
Stoke on Trent

The property is situated to the west of the built-up development along Stone Road (A34) in the Hanford area of Stoke on Trent, and to the east of the River Trent.

Vehicular access is from the northbound side of Stone Road (A34) approximately 600m to the south of the A500 flyover and 1 mile to the north of the entrance to the Trentham Estate.

Entrance co-ordinates
52°58'36.3"N 2°12'05.5"W

Description
The property comprises approximately 3.952 hectares (9.765 acres) of grazing land benefiting from approximately 350m frontage to the River Trent.

Rights of Way, Wayleaves and Easements
The property is not known to be subject to any Rights of Way, Wayleaves or Easements

Sporting, Timber and Mineral Rights
Sporting, Timber and Mineral Rights are believed to be included.

Riparian Rights
Riparian Rights are believed to be included.

Basic Payments Scheme
It is unknown whether the property is registered for Basic Payments.

Future Development
The property will be sold subject to an overage provision.

Services
It is unknown whether any services are connected.

Tenure
Freehold.

Price
£160,000

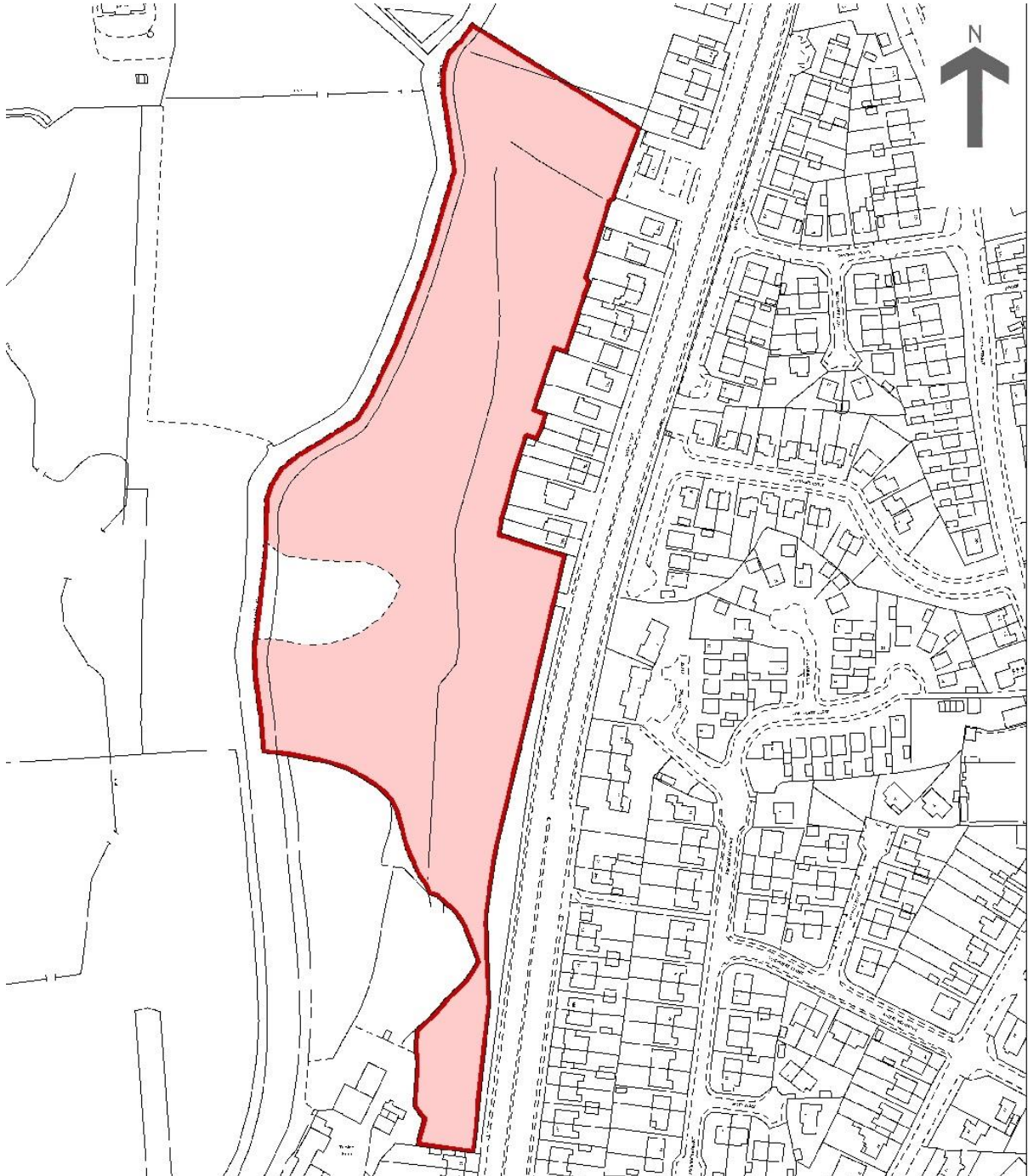
Costs
Each party is to be responsible for their costs.

Viewings
Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS
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Subject to Contract

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