



Land adjacent to Chorlton Mill, Hill Chorlton, Newcastle, Staffordshire, ST5 5JQ Offers in the Region Of £600,000

Now we all know that we have to grasp an opportunity and "take the bull by the horns" in order to make the most of things in life. Well this time we present an unusual opportunity that has arisen to purchase a substantial amount of land. The land is currently used for agricultural purposes in Hill Chorlton, Just minutes drive away from the sought after villages of both Baldwins Gate and Eccleshall as well as great commuting links to the M6 Motorway. The land sits on the A51 making access impeccable with a privately owned road running to one side that some residences have right of access over. If you want a piece of land to farm for yourself? Or have great plans to create something unique, call us today to discuss if further.



ACCOMMODATION

Please Note

Measurements are approximate and can be discussed

Access

The road to the side of the plot up until the house on the lane is privately owned by the vendor of this land and will be included as part of the sale giving it full vehicular access from the A51. There is right of access over the road for the neighboring property.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 851886.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waiver their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



James Du Pavey
INDEPENDENT ESTATE AGENTS

11B High Street
Eccleshall
Staffordshire
ST21 6BW

t: 01785 851886
e: eccleshall@jamesdupavey.co.uk