

FOR SALE BY PRIVATE TREATY
FARM BUILDINGS AND PASTURE LAND AT
WHYMPENNY FARM,
DILHORNE, STOKE ON TRENT
ST10 2PF



This **12 Acre Block** of Pasture Land has the benefit of a range of Modern Farm Buildings suitable for stabling and beef cattle with secure access from Godley Lane.

Vacant Possession on Completion

Tenure: Freehold

PRICE £150,000

DIRECTIONS: Godley Lane is the main thoroughfare through the village of Dilhorne with the property being situated midway along and just north of the Dilhorne primary school.

SOLICITORS: Messrs. Bowcock & Pursaill, 54 St. Edward Street, Leek, Staffs. ST13 5DL

SERVICES: Mains water and mains electricity. Drainage to farm system.

Daniel & Sons for themselves and for the vendors of this property give notice that the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all 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 as to the correctness of each item. No Person in the employment of Messrs. Daniel & Sons has any authority to make or give any representation or warranty in relation to this property.

2.

PARTICULARS

Approach from Godley Lane is via a gated entrance leading into a hard cored surfaced yard fronted onto by:

Implement Building in block and asbestos cement providing grazing **Loose Box (4.6m x 3.1m)** and open fronted **Storage (4.6m x 6.5m)**.

Main Building in steel and asbestos cement (**27.2m x 8.6m**) sub-divided into 3 bays with feed barrier to open front and side door access. Rear covered **Yard (27.21m x 8.8m)** with concrete floor, block walls with Yorkshire boarding. Mains water.

Pole Barn comprising **4 Loose Boxes (7.1m deep x 4.6m wide)** with **Loft** over providing fodder storage. Adjoining block built and galvanised iron roofed **Workshop (6.3m x 4.7m)**.

THE LAND:

Edged red on the accompanying plan is the rectangular block of **Pasture Land** which amounts in total to **12.4 acres**.



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