

## The Plough (Grazing Land)

Crewe Road, Alsager, Stoke-on-trent, ST7 2JN



### To Let - Grazing Land Annual Grazing Licence Available Sole Letting Agents

- Plot size of approximately 5 acres
- Situated within close proximity of Alsager
- Parcel of grazing land with mature hedging to its boundaries
- Accessible via The Plough car park

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## **Location**

Alsager is a town located in the south-east of Cheshire, situated approximately 10 miles north-west of Stoke-on-Trent and 6 miles east of Crewe. The land is situated just off the B5077 trunk road and is positioned to the side and to the rear of The Plough public house. The immediate surrounding area is a mixture of residential dwellings and open farm land. Amenities within the wider surroundings include schools, restaurants/cafes and retailers.

## **Description**

The land is a mixture of woodland and grassland amounting to circa 5 acres. We understand that the land is excluded from both the Green belt and local Conservation Areas. The borders of the land are dominated by mature trees and shrubbery, with a river running along the southern border. The land is currently only accessible via the public houses car park.

The land presents an opportunity for local farmers / animal owners who are in need of grazing land.



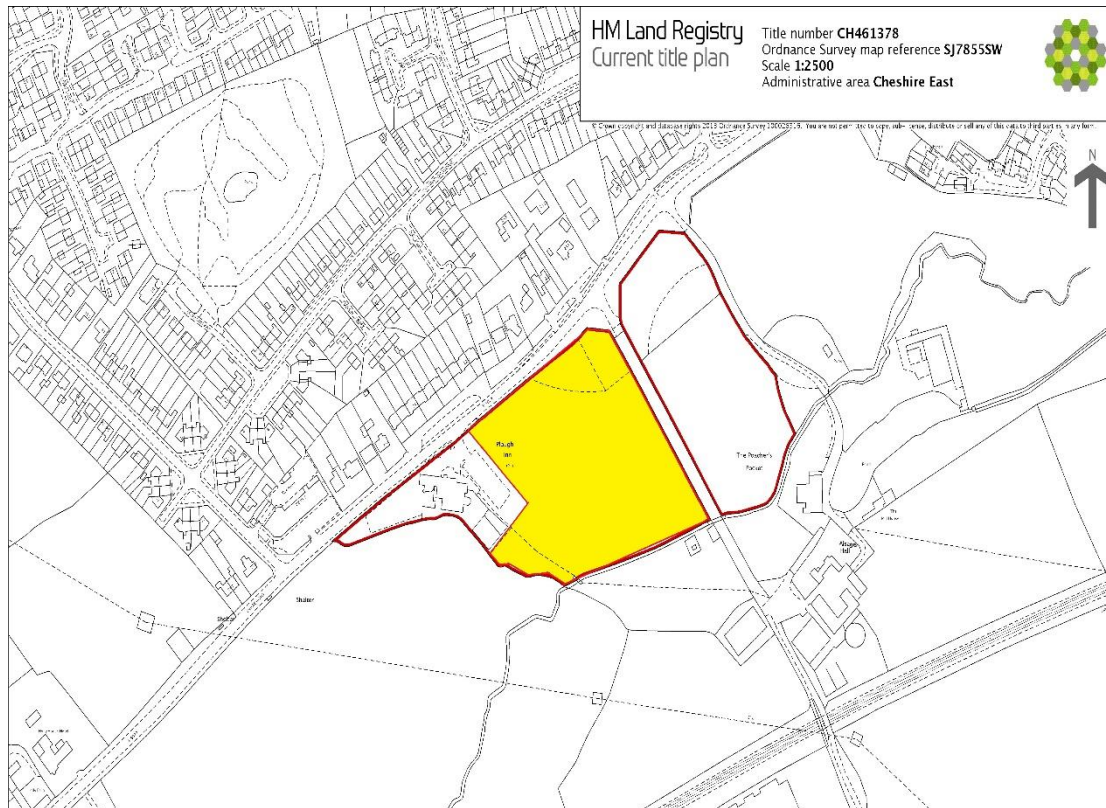
☎ **0113 8800 850**

Second Floor, 17/19 Market Place, Wetherby, Leeds LS22 6LQ  
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## General Information

### **Tenure**

The land is available on an annual licence basis.

### **Services**

The land is not currently connected to any services. Applicants are advised to make their own enquiries.

### **Boundaries**

The maintenance of the boundaries will be the responsibility of the purchaser.

### **VAT**

VAT will be applicable on the licence fee.

### **Legal Costs**

Each party to pay their own legal and professional fees.

### **Title Plan**

The area highlighted in yellow is included within the demise.



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## Agent Details

For further details please contact



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