



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**6.87 Acres or Thereabouts of Grassland at Denford Huntley Road, Leek, ST13
7JX**

Auction Guide £60,000

FOR SALE BY ONLINE AUCTION - WEDNESDAY 29th April 2026

6.87 Acres or Thereabouts of Grassland At Huntley Road, Denford, Leek, Staffordshire, ST13 7JX

- Single Enclosure of Grassland Suitable for Grazing Purposes
 - Excellent Road Frontage and Established Gated Access
- Of Interest to Farmers, Nearby Property Owners and those with Equestrian Interests
 - Also Potential For Environmental or Conservation Uses

Guide Price £60,000 - £80,000

REGISTRATION FOR THE ONLINE AUCTION AVAILABLE SEVEN DAYS PRIOR THROUGH OUR WEBSITE

Directions

From our Leek office, take the A53 towards Stoke on Trent. Proceed up Ladderedge and through Longsdon, passing the church on the right hand side, and then turn left onto Denford Road. Continue along this road for 1.3 miles where the land will be located on the left hand side identified by one of the Agents 'For Sale' signs.

A plan is included showing the location of the land in these particulars

Situation



The land is situated along Huntley Road, Denford. The land is situated approximately 4.3 mile from Leek, 15.7 miles from Macclesfield, and 8.3 miles from Stoke on Trent.

WHAT3WORDS

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Description

The land extends to 6.87 acres or thereabouts, situated directly off Huntley Road, Denford providing excellent road frontage.

The land is suitable for grazing purposes, and of interest to farmers, nearby property owners and those with equestrian interests.

The land will also be of interest to those with environmental or conservation interests.



Services

We understand that the land is not connected to a mains water supply. Interested parties are advised to undertake their own inspection.

Solicitor's Details

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Graham Watkins Online Auction

Graham Watkins & Co Online Auctions is a new, innovative and pioneering platform for buying and selling property.

It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure free from the comfort of your own home or office via desktop, tablet or mobile phone.

Registration Process

In order to bid at Graham Watkins & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below. Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. Driver's licence or passport) and recent proof of address (dated within the last 3 months). This is required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

Terms and Conditions

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

Buyer(s) Fee

The successful buyer of each lot shall be required to pay a buyers fee of £250 + VAT (£300 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

Your Solicitor

PROVIDE DETAILS OF YOUR CHOSEN SOLICITOR

You will be asked to provide details of your chosen solicitor, so that in the event of you winning the lot we can initiate the necessary legal proceedings between yours and the vendor's solicitors.

AML Check

COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK

Graham Watkins are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance number.

Bidder Security

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a hold on funds on your account for the bidder security amount (often known as a payment shadow as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

Auctioneer Review

FINAL STEP AUCTIONEER REVIEW

REVIEW Once you have completed the bidder registration steps, Graham Watkins & Co will review your registration to bid. We may contact you to obtain some additional information, so that we can electronically verify your identity with a credit reference agency this is a quick and simple process which leaves a soft footprint and doesn't affect your credit score. You will be notified by email as soon as you have been approved to bid.

Due Diligence

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its

condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

[Guides and Reserves](#)

UNDERSTAND THE GUIDE PRICE AND RESERVE PRICE

What is a Guide Price?

A Guide Price is an indication as to where the Reserve is currently set. It is not necessarily what the auctioneer expects to sell the lot for and should not be taken as a valuation or estimate of sale price. The reserve will not exceed the Guide Price by more than 10% if it is a single figure Guide price, and if a Guide Price range is quoted, the Reserve will fall within that range.

[Bidding](#)

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Having set your preferred bid amount and clicking the 'Place Bid' button, you will be asked to confirm your bid at which point it will be placed.

Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

[Proxy Bids](#)

Maximum (proxy) bids:

You are not restricted to placing a bid at the minimum bid amount but can instead increase your bid and place a maximum (proxy) bid in the system. By setting a maximum bid, the system will automatically bid on your behalf to maintain your position as the highest bidder, up to your maximum bid amount. If you are outbid, you will be notified via email so you can opt to increase your bid if you so choose.

How proxy bids work with the reserve price:

Virtually every lot is sold subject to a reserve price (the minimum price that the auctioneer is authorised to sell for on the day). When you submit a maximum bid, the actual bid placed by the system will depend on where the reserve price is in relation to your maximum bid, as defined below.

If your maximum bid is below the reserve price
- The system will place an immediate bid at your maximum bid amount.

If your maximum bid is at or above the reserve price
- The system will automatically increase your bid to be at the reserve and will only bid again on your behalf if you are subsequently outbid by another bidder (up to your maximum bid amount).

- If another bidder has already placed the same maximum bid or higher, they will be the highest bidder at your max bid level and the system will notify you via email so you can place another bid.

Your maximum bid is kept completely confidential it's presence or amount are not disclosed to the auctioneer, vendor or any other bidder

[Fall of the Gavel](#)

FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 28 days following the close of the auction but this will be confirmed within the legal documentation.

[Post Auction](#)

WE'LL GUIDE YOU THROUGH TO COMPLETION

If you are the successful purchaser, we'll be in touch following the online auction to discuss the next steps. The system will take the bidder security amount from your registered credit or debit card (all underbidders will have their hold on funds released); the contract will then be signed on your behalf with copies being sent to both your solicitor and the seller's solicitor and the successful purchaser will be required to transfer a 10% deposit to the auctioneer, or as directed.

[Payments Explained](#)

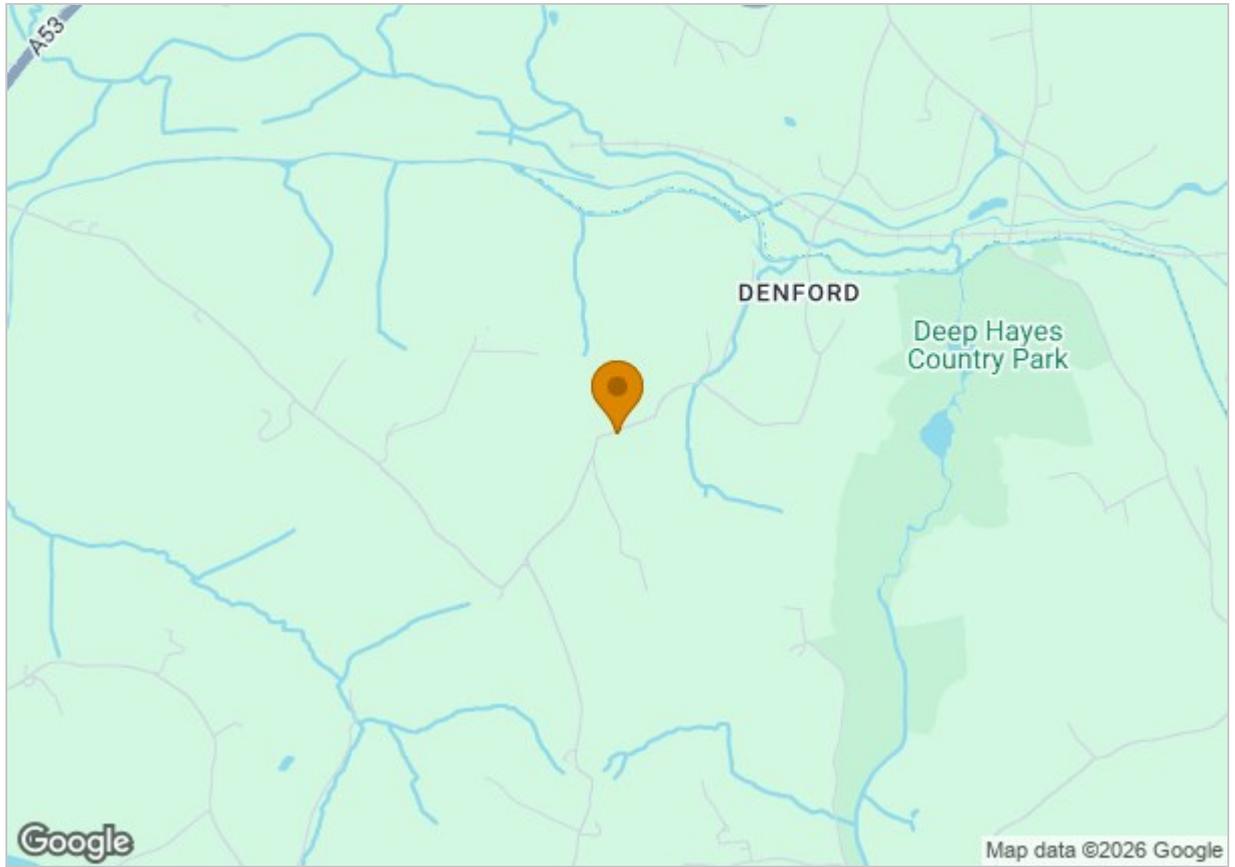
PAYMENTS HOW THE PAYMENT REGISTRATION WORKS

In order to bid online you are required to submit details of a credit or debit card. When you register your card, we will be placing a hold on funds on your credit card (or bank account if you use a debit card), to the value of the bidder security deposit. This means that the amount we're holding will affect the available amount you have to spend on your card, as the amount will be ring-fenced and you will not be able to spend it until the hold has been released.

[Conditions of Sale](#)

The conditions of the sale will be available on line through the Auctioneers prior to the sale unless sold prior to auction. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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