

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Lot 1

Lot 2



Approximately 19.34 Acres or Thereabouts of
Grassland At Wash, Chapel en le Frith, SK23 0QL
To Be Sold By Informal Tender as a Whole or in
Two Lots

Tenders to be Submitted by 12 Noon
25th October 2024

Situation

In the desirable hamlet of Wash in Peak District National Park, 1.8 miles from Chinley, 1.6 miles from Chapel-en-le-Frith, 7.4 miles from Buxton, 8.6 miles from Glossop.

The location of the land is shown in red on the attached plan.

What3Words Location Code: ///camcorder.fuses.fluked

Description – Lot 1 – 9.20 Acres or Thereabouts

This comprises a block of grassland, undulating in nature with frontage to the Council Road and vehicle access off the lane to 'Cornheys Farm'

A block of land suitable for grazing of livestock or horses and having significant amenity appeal and Natural Capital opportunities.

The land extends to 9.20 acres or thereabouts as will be seen on the attached plan.

Services

The land is not connected to mains water but does have a natural water supply with frontage to a stream on the southern boundary.

Access

The Lot will have a right of way down the first section of the lane to Cornhays Farm, and then turning right into the land.



- **Grassland with Excellent Amenity Appeal**
- **With Environmental/Conservation Value**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

All statements do not constitute any part of, an offer of a contract;

All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representations or warranty whatsoever in relation to this property.

Description – Lot 2 – 10.14 Acres or Thereabouts

This comprises a block of grassland, undulating in nature with frontage to the Council Road and vehicle access off the lane to ‘Cornheys Farm’

A block of land suitable for grazing of livestock or horses and having significant amenity appeal and Natural Capital opportunities.

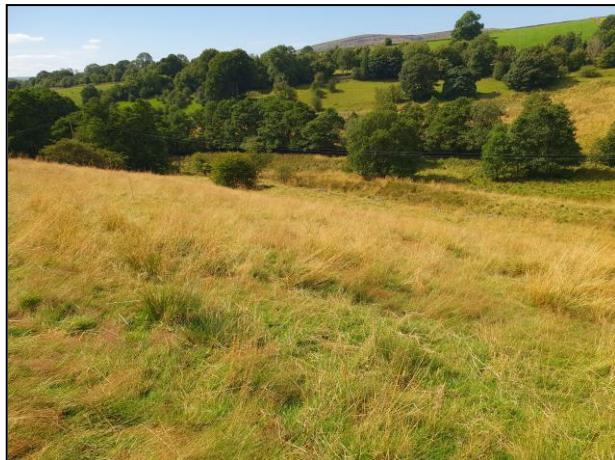
The land extends to 10.14 acres or thereabouts, which will be seen on the attached plan.

Services

The land is not connected to mains water but does have a natural water supply with frontage to a stream on the northern boundary.

Access

The land will have ownership of the lane to Cornheys Farm and therefore will have the benefit of the existing access. There is a gated access at the far end of the lane to Cornheys Farm giving access to the land south of the water course.



Tenure and Possession

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

The 2 lots are all subject to summer grazing which ends on 31st October 2024.

Local Authority

The local authority is High Peak Borough Council to whom interested parties should make their enquiries of planning or other relevant matters.

The Local planning authority is the Peak District National Park Authority

Viewings

At any reasonable time with a set of these particulars.

Mapping

The plans provided in these particulars are indicative and for identification purposes.

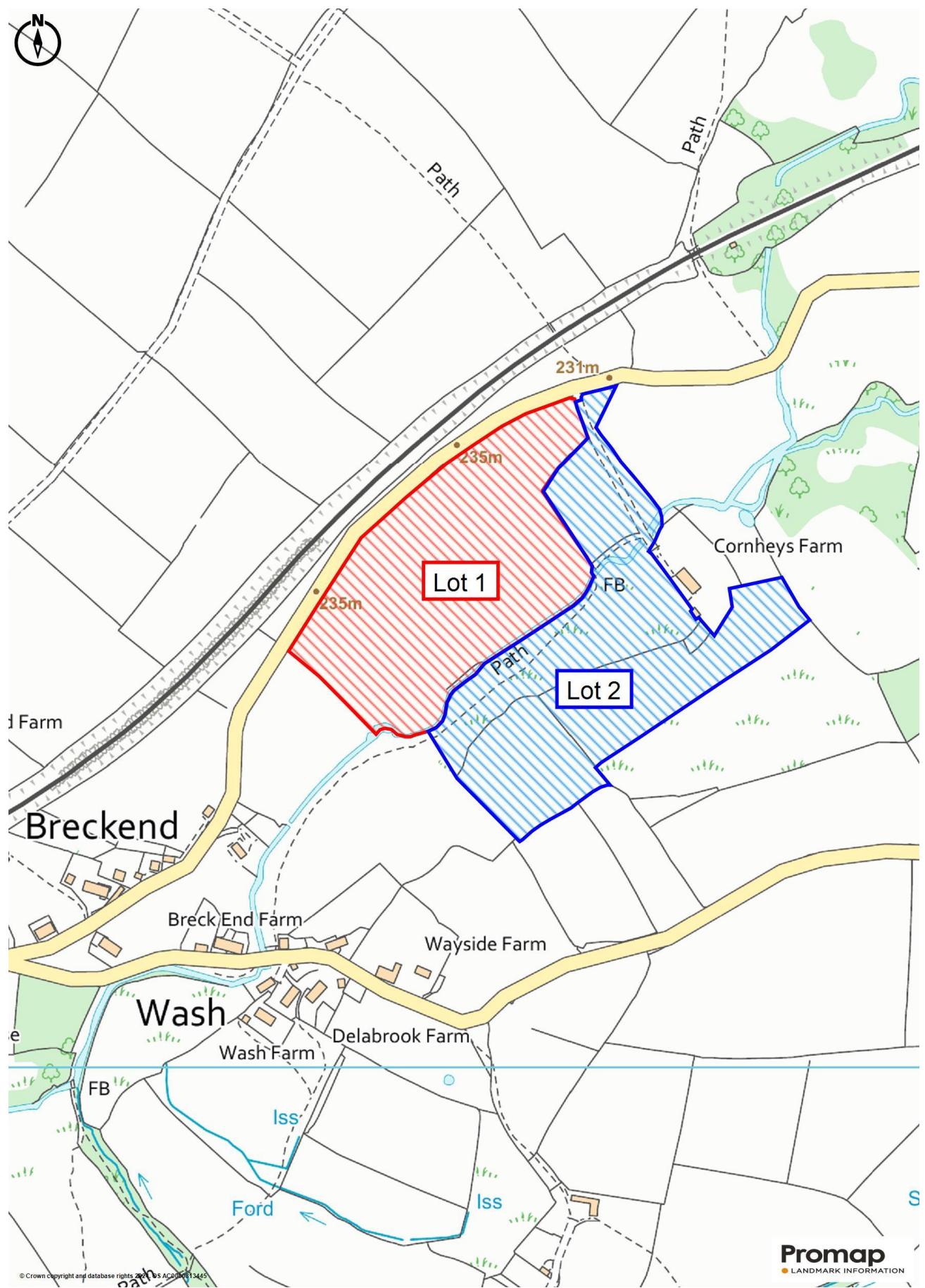
Wayleaves & Easements

The land is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

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Tenders

The land is offered for sale on a tender basis, tenders can be for any price and the guide price quoted is only an indication, interested parties should complete the enclosed tender form and return it to the agent's office as below:

**Graham Watkins & Co
57 Derby Street
Leek
Staffordshire
ST13 6HU**

- **Tenders to be submitted by 12 Noon on 25th October 2024**
- **Please ensure that the envelope is marked with “Tender – Land at The Wash, Chapel en le Frith, SK23 0QL”**

TENDER FORM

Land at The Wash, Chapel en le Frith, High Peak, SK23 0QL

TO BE RETURNED TO:

Graham Watkins & Co

57 Derby Street

Leek

Staffordshire

ST13 6HU

By 12 noon 25th October 2024

Surname: _____

Christian Names: _____

Address: _____

Telephone (home): _____

(mobile): _____

Solicitors Details:

Please state any further information that may be of value when considering the offer put forward (proposed method of financing the purchase, whether the purchase will be subject to the sale of any property, proposed time scale and any other relevant matters) :

SUBJECT TO CONTRACT

I hereby offer in respect of Lot 1 "Land at The Wash, Chapel en le Frith, SK23 0QL" the sum of:-

£ _____

(In words)

Signed

Date

I hereby offer in respect of Lot 2 "Land at The Wash, Chapel en le Frith, SK23 0QL" the sum of:-

£ _____

(In words)

Signed

Date

I hereby offer in respect of both Lots at "Land at The Wash, Chapel en le Frith, SK23 0QL" the sum of:-

£ _____

(In words)

Signed

Date

TENDER CONDITIONS

TENDERS

1. Tenders to be returned to Graham Watkins & Co, 57 Derby Street, Leek, Staffordshire, ST13 6HU by 12 noon on 25th October 2024.
2. Please ensure the envelope is sealed and marked with “Tender – Land at The Wash, Chapel en le Frith, SK23 0QL”
3. Tenders must be for a fixed sum and must be in writing and where possible proof of funds must be enclosed with the tender form
4. Tenders will not be accepted on the basis that they refer to any other tender.
5. All tenders will be opened in the presence of the vendors and when a decision has been made all persons who have submitted a tender will be notified in writing accordingly.

The vendors are not obliged to accept the highest or indeed any tender submitted