



FOR SALE BY ONLINE AUCTION ON WEDNESDAY 16<sup>TH</sup> JULY 2025

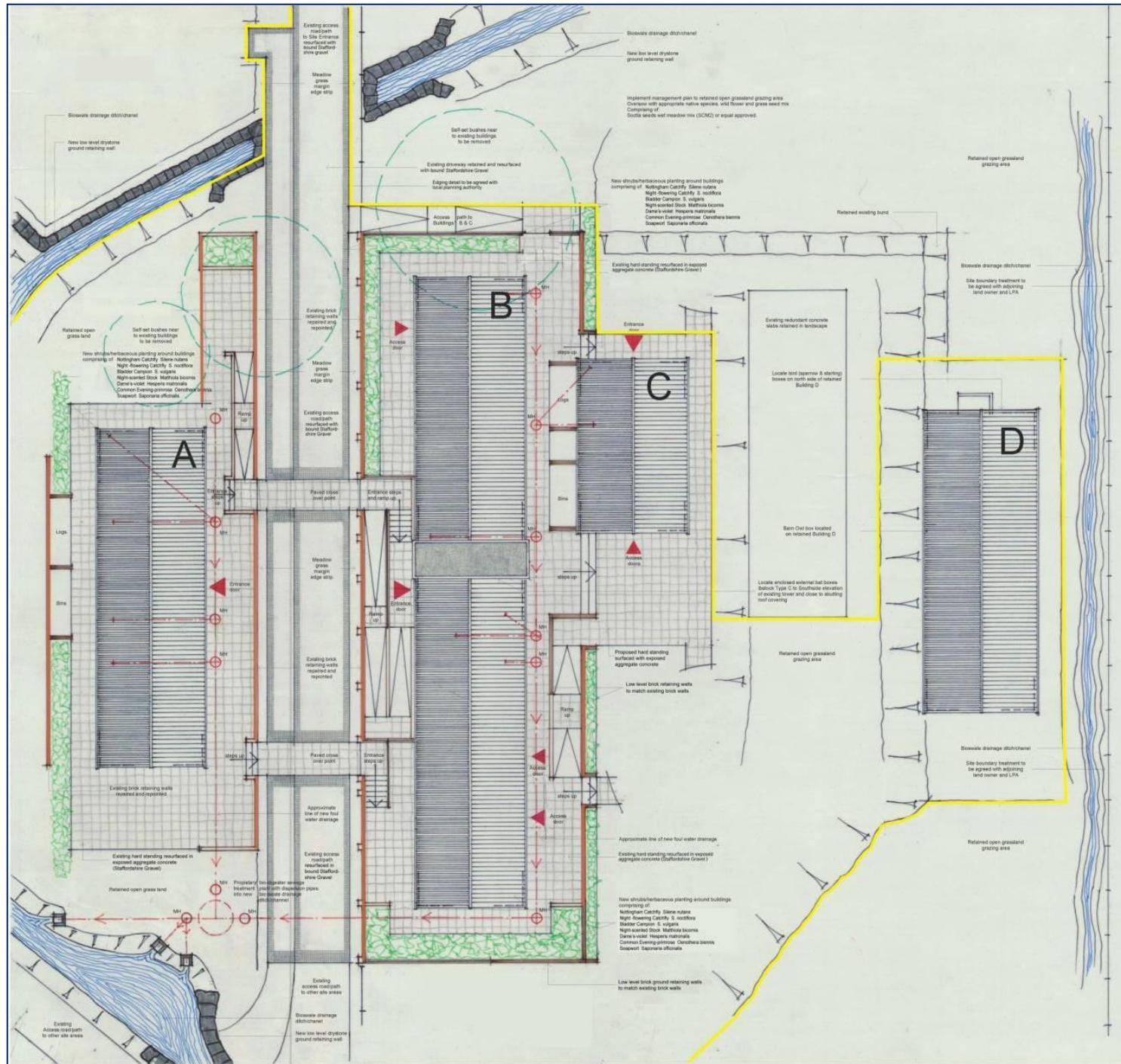


**DEVELOPMENT SITE FOR SALE**

**Land off Thorncliffe Lane  
Thorncliffe, Leek, ST13 8TP**

**Guide Price £225,000-£275,000**





## DEVELOPMENT PROJECT FOR SALE

WEDNESDAY 16<sup>TH</sup> JULY 2025

Planning Granted in August 2024  
under Application SMD/2021/0664  
(Please see Planning Permission for  
Full Details).

The brick and corrugated sheeted buildings have planning consent to the following: -

Building A - Ancillary Residential Accommodation

Building B – 3-Bedroom Dwelling

Building C – Domestic Workshop

Building D – Potential Agricultural or Equestrian Use

The development provides a unique opportunity to create a bespoke three-bedroom family home in a rural setting with ancillary residential accommodation, home working studio and home entertainment room.

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## **SUMMARY**

The property presents a rare opportunity to develop a set of former 2nd World War army buildings into a dwelling house with ancillary residential accommodation, including guest accommodation and home workshop studio set in 3.97 acres or thereabouts of land. Planning permission was obtained in August 2024 under application number SMD/2021/0664 for the conversion of the three buildings into a single residential dwelling, with ancillary guest accommodation, home workshop studio and games room. Please note interested parties should rely on their own enquiries and obtain a copy of the planning permission for full details from the Local Authority.

The site has a range of possible uses subject to necessary planning consents, which may include other commercial activities or a new or alternative residential proposal. Interested parties should make their own enquiries from the Planning Authority.

## **SITUATION AND DIRECTIONS**

From Leek Town centre, head north on Buxton Road/A53 for 2.1 miles. Take the right turning just before the Three Horseshoes Pub onto Thorncliffe Lane and the site is on your right after  $\frac{1}{2}$  a mile as indicated by the agents 'For Sale' board.

**What 3 Words: //king.slot.confronts**



## CURRENT BUILDINGS

The site currently has four brick buildings. The buildings are former 2<sup>nd</sup> World War army buildings and have been used as storage buildings for a number of years. The site is accessed from Thorncliffe Lane via a concrete and gravel track.

### **Building A – 5.8m x 18.5m**

Brick and corrugated sheeted roof construction

### **Building B – 5.7m x 34.3m**

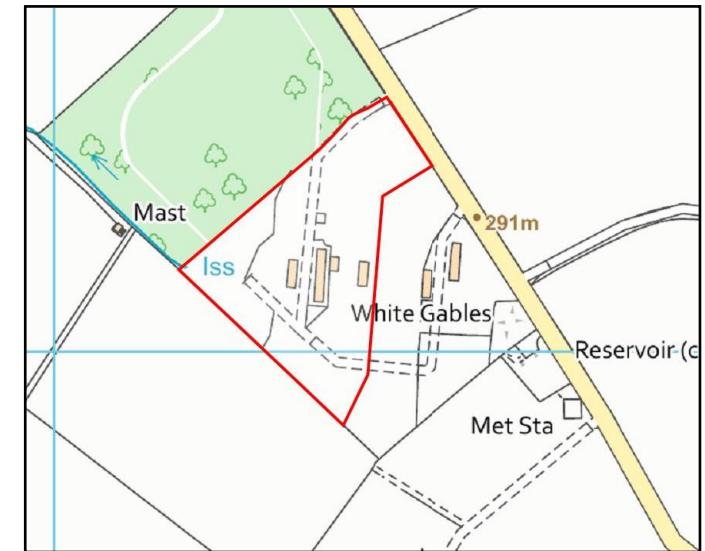
Brick and corrugated sheeted roof construction

### **Building C – 5.7m x 9.0m**

Brick and corrugated sheeted roof construction

### **Building D – 5.8m x 16.5m**

Brick and corrugated sheeted roof construction



Buildings B&C



Building D



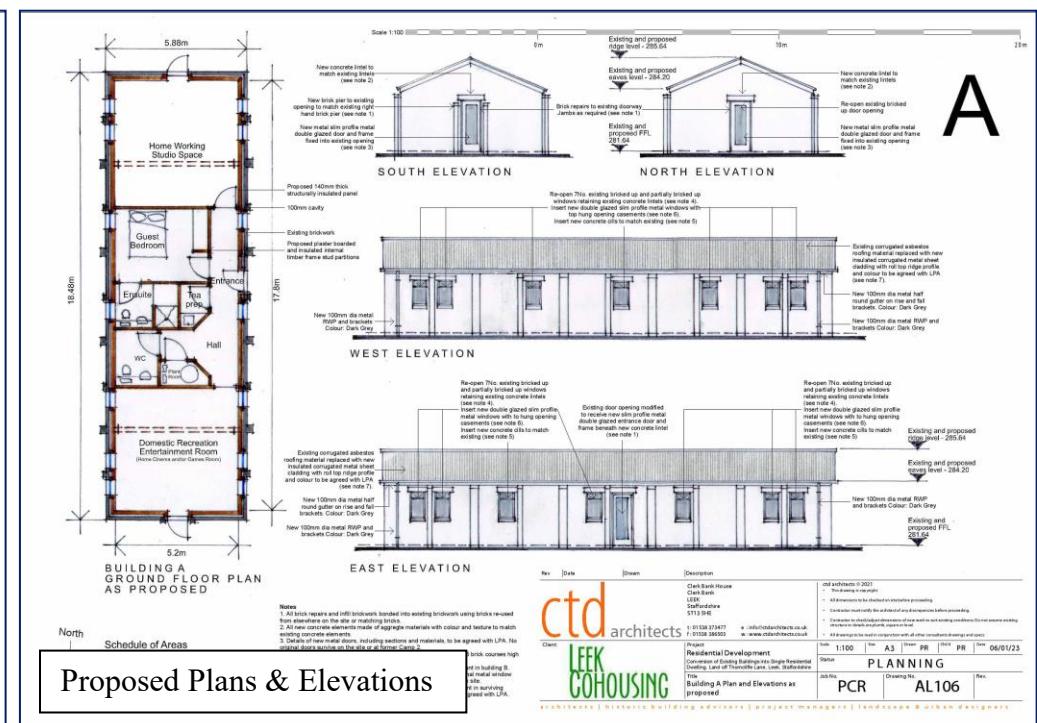
## PLANNING PERMISSION

Planning Permission was granted in August 2024 under application number SMD/2021/0664. The planning permission granted the conversion of three of the existing buildings into a single residential dwelling with ancillary residential accommodation and domestic home workshop studio. Please note interested parties should rely on their own enquiries and obtain a copy of the planning permission for full details from the Local Authority.

The development offers a rare opportunity to create a unique family home set in 3.97 acres of land, with scope for studio home working or business use and guest accommodation separate from the dwelling house

# Building A

Building A has been granted permission for conversion to ancillary residential accommodation including a home working studio, recreation room, plant room and en suite guest bedroom. This building has potential for conversion to a separate dwelling house or holiday accommodation, subject to necessary planning consents.



## BUILDING B, C & D

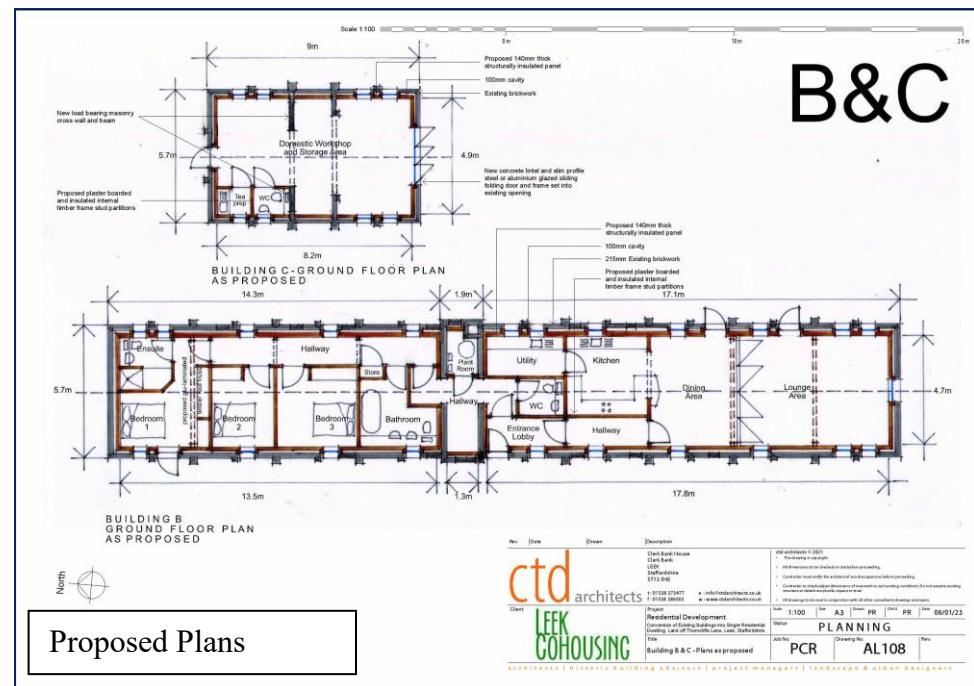
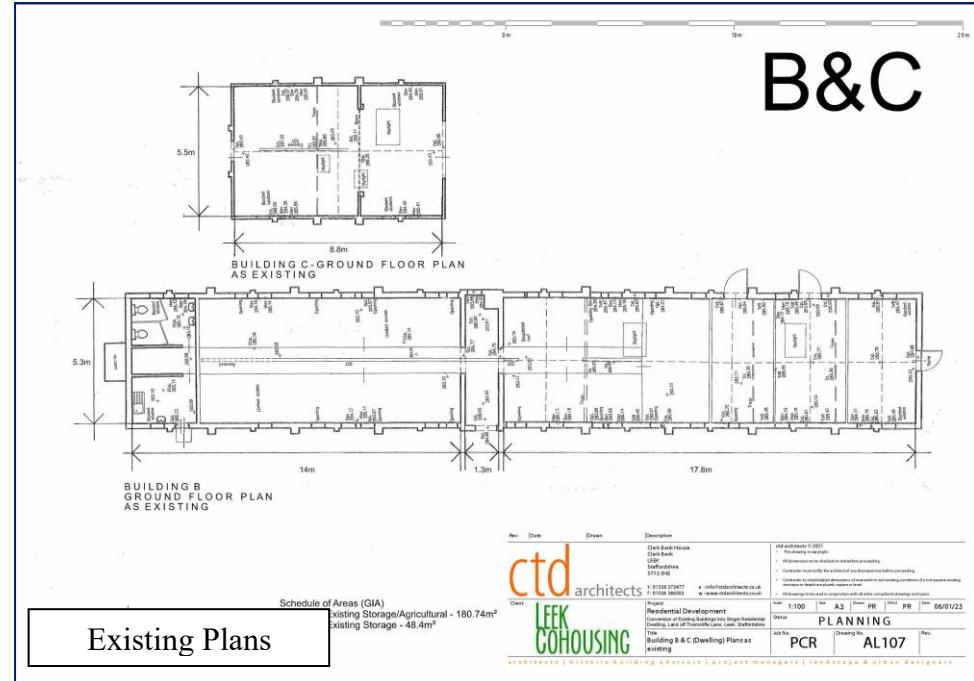
**Building B** has planning to be converted into a three-bedroom residential dwelling.

The proposed kitchen area provides a spacious area which is open plan leading into the dining area, with access given to the lounge area. A sizeable utility room and plant room allow for a user-friendly living environment.

The proposed layout offers a master bedroom with ensuite and makes the most of the location by providing attractive countryside views across fields towards the Peak District National Park.

**Building C** is proposed to be converted into a domestic workshop area.

**Building D** is currently used for storage purposes but may have potential for alternative uses subject to necessary consents.





## **SERVICES**

We understand that the property is not connected to mains services, however water and electricity are believed to be within close proximity to the site. Interested parties should make their own enquiries regarding services.

## **LAND REGISTRY**

The property is held on the land registry under title number SF662544.

## **TENURE AND POSSESSION**

We believe the property is freehold and vacant possession will be given upon completion.

## **VIEWINGS**

By prior arrangement through Graham Watkins & Co.

## **MEASUREMENT**

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

## **LOCAL AUTHORITY**

The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council to whom all enquiries of a planning or other relevant matters should be addressed.

## **SOLICITORS DETAILS**

Ms Greta Williamson

A H Brooks & Co Solicitors

Derby House

Derby Street

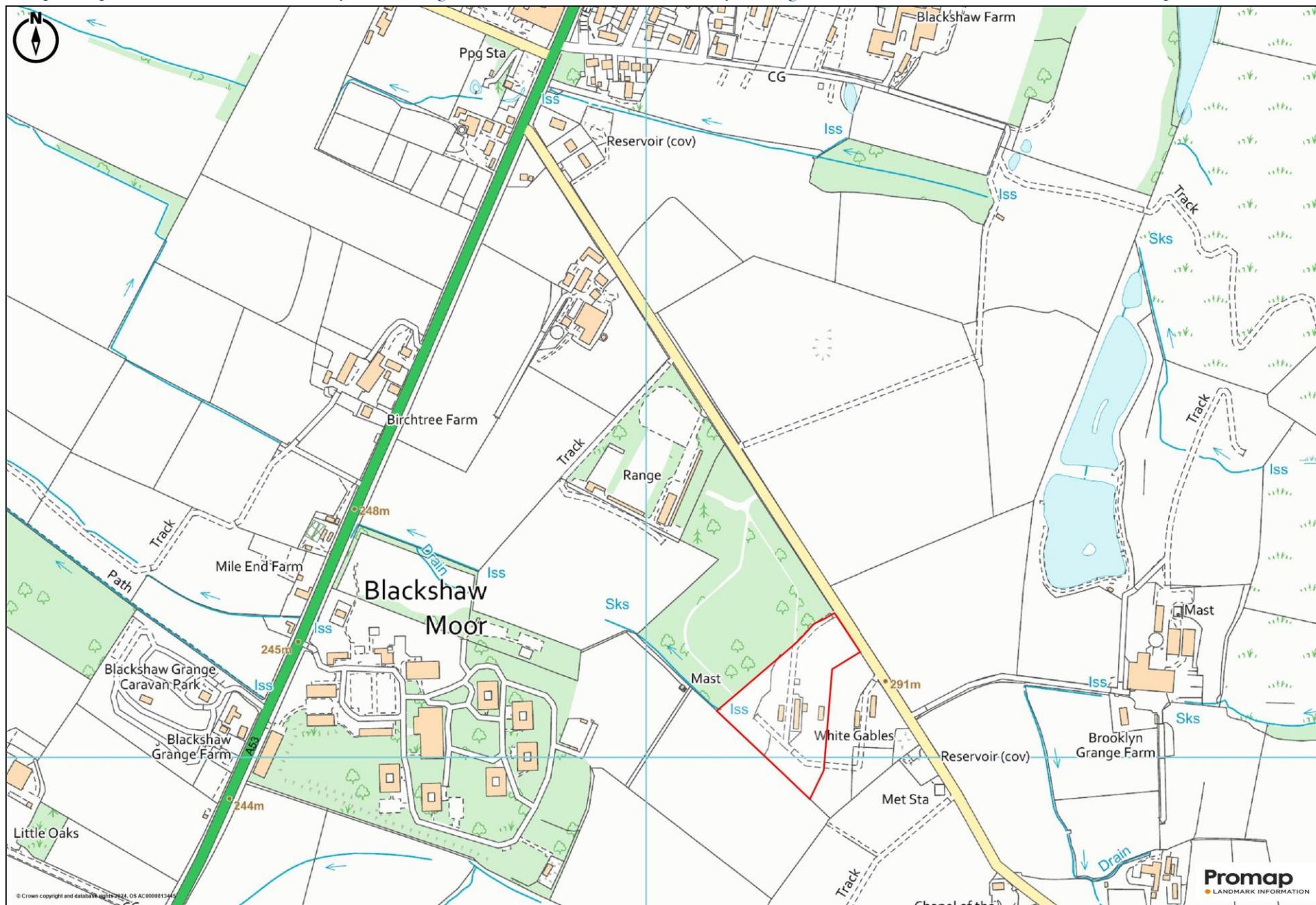
Leek

Staffordshire

ST13 6JG

## 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.



## **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**

### **A STRAIGHTFORWARD PROCESS FROM START TO FINISH**

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.

## **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.

## **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.

## **BIDDER SECURITY**

### **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.

## **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.

## **BUYER(S) FEE**

The successful buyer of each lot shall be required to pay a buyer's fee of £500 + VAT (£600 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.

## **GUIDE PRICE**

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction, and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

## **CONDITIONS OF SALE**

The conditions of the sale will be available online through the Auctioneers seven days prior to the sale. 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.

## **MAPPING**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

## **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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

## **THINKING OF MOVING?**

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

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

1. All statements do not constitute any part of, an offer of a contract;
2. 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;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. 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 representatives or warranty whatsoever in relation to this property.

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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