



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



15.91 Acres of Land at Marston Marston Common, Ashbourne, DE6 2EJ

Auction Guide £190,000

FOR SALE BY PUBLIC AUCTION AT WESTWOOD GOLF CLUB, LEEK, STAFFORDSHIRE, ST13 7AA - 7PM PROMPT
THURSDAY 27TH MARCH 2025

An exciting opportunity to purchase arable land in a popular rural location of interest to farmers or investors.

The land extends to 15.91 acres or thereabouts. The land is relatively level in nature and benefits from road frontage as well as being suitable for arable purposes.

GUIDE PRICE - £12,000 - £16,000 per acre
(unless sold by Private Treaty)

Directions

From our office on Derby Street, Leek, head east onto the Ashbourne Road. Follow the Ashbourne road for 5.4 miles before turning right onto Ellastone Road. At the crossroads, continue on Ellastone road, then after 1.1 miles continue onto Ribden road. Follow Ribden road for 2.6 miles, then turn right to continue on Ribden road. Upon reaching Ellastone, turn right onto the B5032 then left after 0.3 miles onto Dove Street(B5033), After 2.3 miles turn left onto Roston Common, the gateway is on the left roughly 1.1 miles after turning onto Roston Common.

Situation

The land is located near Marston Montgomery, approximately 5.9 miles from Ashbourne, 16.9 miles from Leek, 6.8 miles from Uttoxeter and as indicated by the agent's 'For Sale' boards.

What three words //Monday.storm.gentlemen

Description

An exciting opportunity to purchase arable land in a popular rural location of interest to farmers or investors.

The land extends to 15.91 acres or thereabouts. The land is relatively level in nature and benefits from road frontage as well as being suitable for arable purposes.

Field No. Description Area (Ha)

7790 Arable 1.79

6076 Arable 2.27

7773 Arable 2.38

6.44 hectares

15.91 acres or

thereabouts

Restrictive Covenant

Parcel 7790 is to be subject to a restrictive covenant to prevent the erection of any building or structure in that field. Please see the legal pack for full details.

Services

We understand that the land is not connected to mains water, but we understand mains water is on the road and interested parties should make their own enquiries to obtain a connection if required.

Access

The land benefits from road access from Roston Common.

Tenure and Possession

All of the land is freehold and vacant possession will be given on completion.

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.

Local Authority

The local authorities are Derbyshire County Council and Derbyshire Dales District Council.

Wayleaves and Easements

The property 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.

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.

Viewing

At any reasonable time with a set of these particulars.

Buyer(s) Fee

The successful buyer shall be required to pay a buyer's fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due immediately at the end of the auction. The buyer will be provided with a VAT receipt following the auction.

Vendor's Solicitors

Andrew Grace

Dicksons Solicitors

36 Cheapside

Hanley

Stoke-on-Trent

ST1 1HQ

Conditions of Sale

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

Guide Price

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

Mortgage Provision

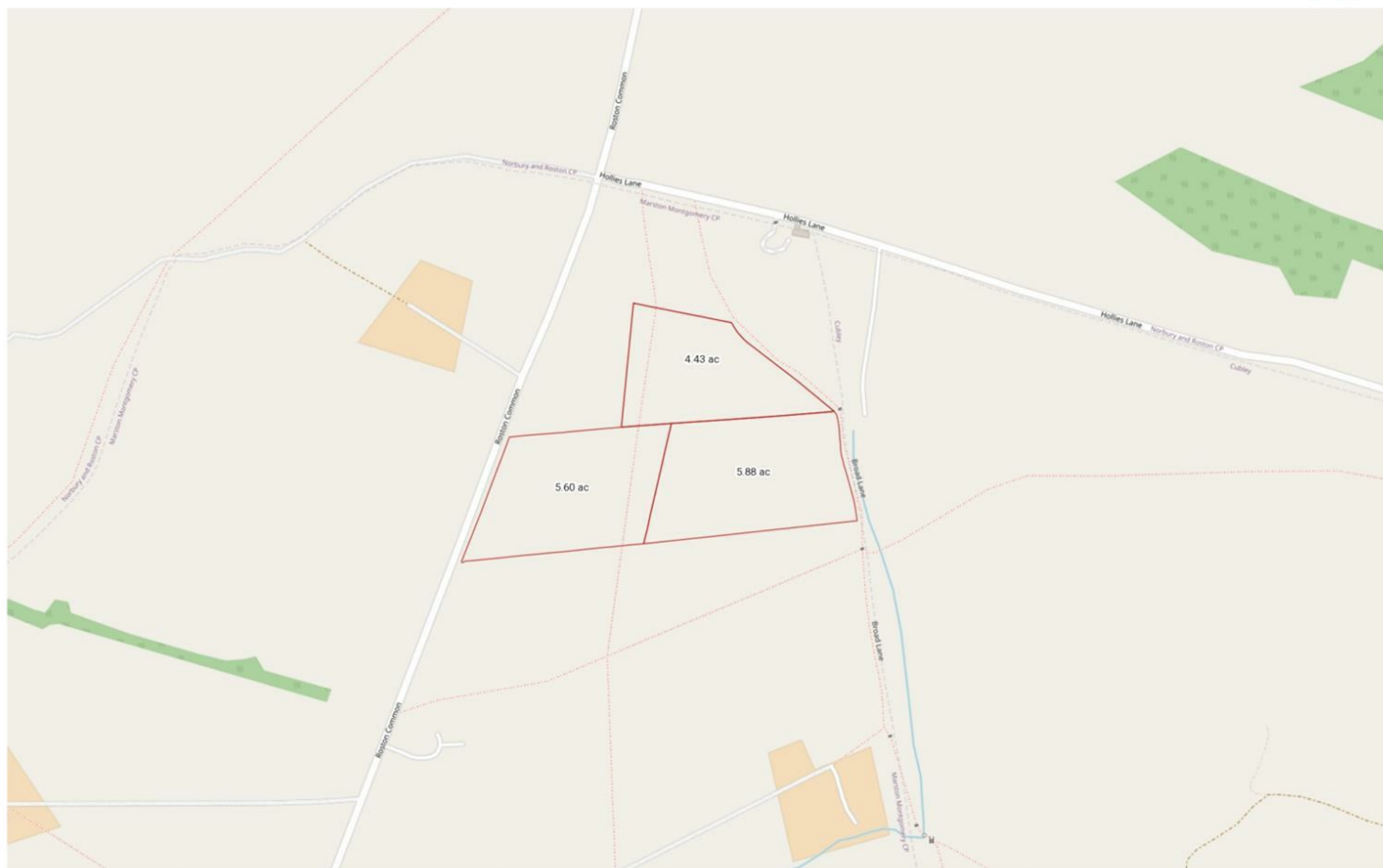
If you are thinking of buying a property, either through us or another agent, and require mortgage

advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

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.

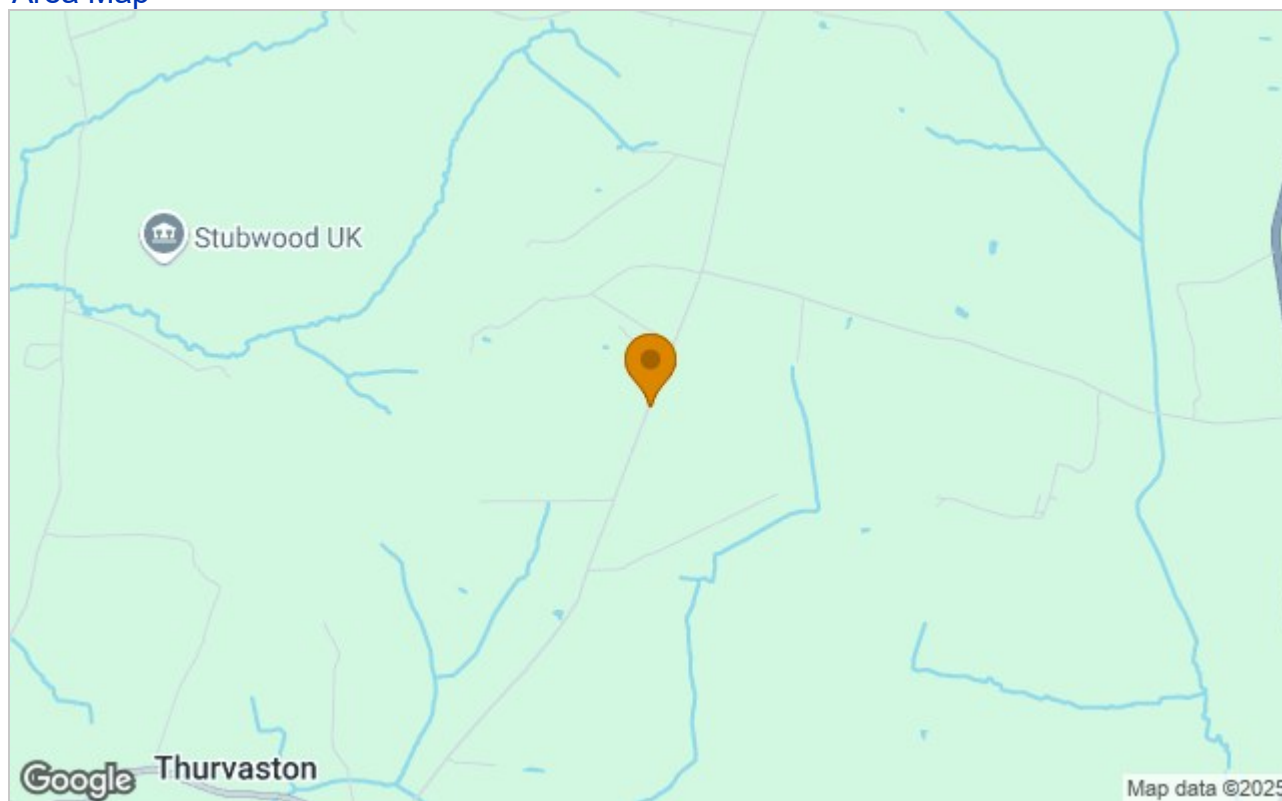


Produced on Land App, Feb 14, 2025
© OpenStreetMap contributors

100 m
Scale 1:5000 (at A4)



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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>