

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

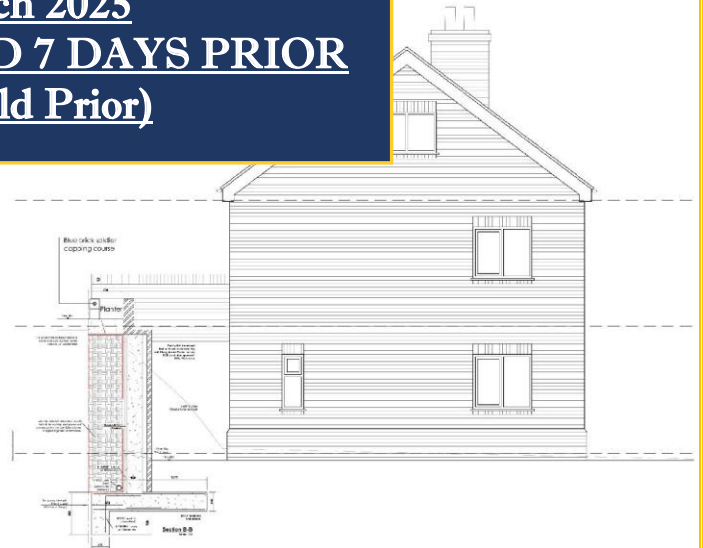
TEL: 01538 373308

EMAIL: ENQUIRIES@GRAHAMWATKINS.CO.UK

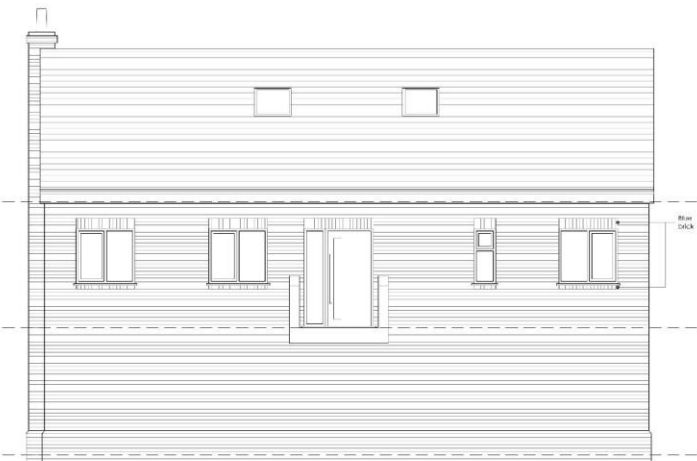
FOR SALE BY ONLINE AUCTION
20th March 2025
REGISTER TO BID 7 DAYS PRIOR
(Unless sold Prior)



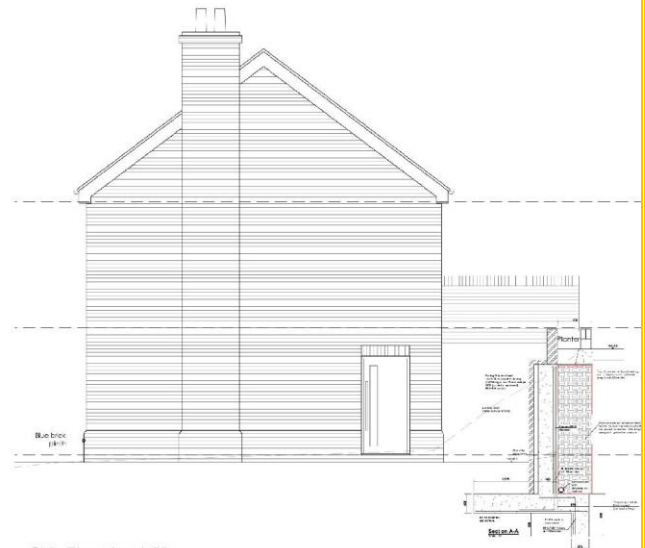
Front Elevation 1:50



Side Elevation 1:50



Rear Elevation 1:50



Side Elevation 1:50

**A Good Sized Building Plot with Planning
Permission Granted for a 4 Bedroom Detached
Dwelling at
Back Lane, Belle Vue, Leek, ST13 8ER -
Guide Price £50,000 - £75,000**

Directions

From our Leek office take Ball Haye Street towards the traffic lights. Turn left at the lights onto Stockwell Street and proceed on this road for just under one mile. Turn left onto Belle Vue Road and take the first right hand turn onto Back Lane. The plot will be found on the right hand side as indicated by the agents 'For Sale' board.

What3Words Location Code: ///narrating.testy.heckler

Description

The plot has planning permission in place for a four bedroom detached property comprising three bedrooms and family bathroom on the ground floor with bedroom one having dressing room and ensuite facilities.

The permission provides for a bespoke upside down arrangement to allow the living area to take advantage of the views over the surrounding countryside.

The first floor offers open kitchen diner with utility and WC, living room and study with further accommodation to the second floor comprising bedroom with en-suite facilities and open plan kitchenette with living room. The planning ref no is SMD/2023/0587.

Services

We understand that water has previously been connected to the site and all mains services are available in the locality.

Land Registry Title

We understand that the land is registered on the land registry under title number SF466985.

Tenure and Possession

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

Local Authority

The local authority is Staffordshire Moorlands District Council to whom interested parties should make their enquiries of planning or other relevant matters.

Viewings

At any reasonable time with a set of these particulars.

- **Ideally Situated Plot, Close to Local Amenities**
- **Opportunities for Either Self Build, Investors or Builders**

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 representatives or warranty whatsoever in relation to this property.

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.

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.

Vendors Solicitors

Mr Jim Hickey
Bowcock & Pursaill
54 St Edwards St
Leek
Staffs
ST13 5DJ

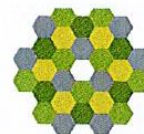
Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

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.

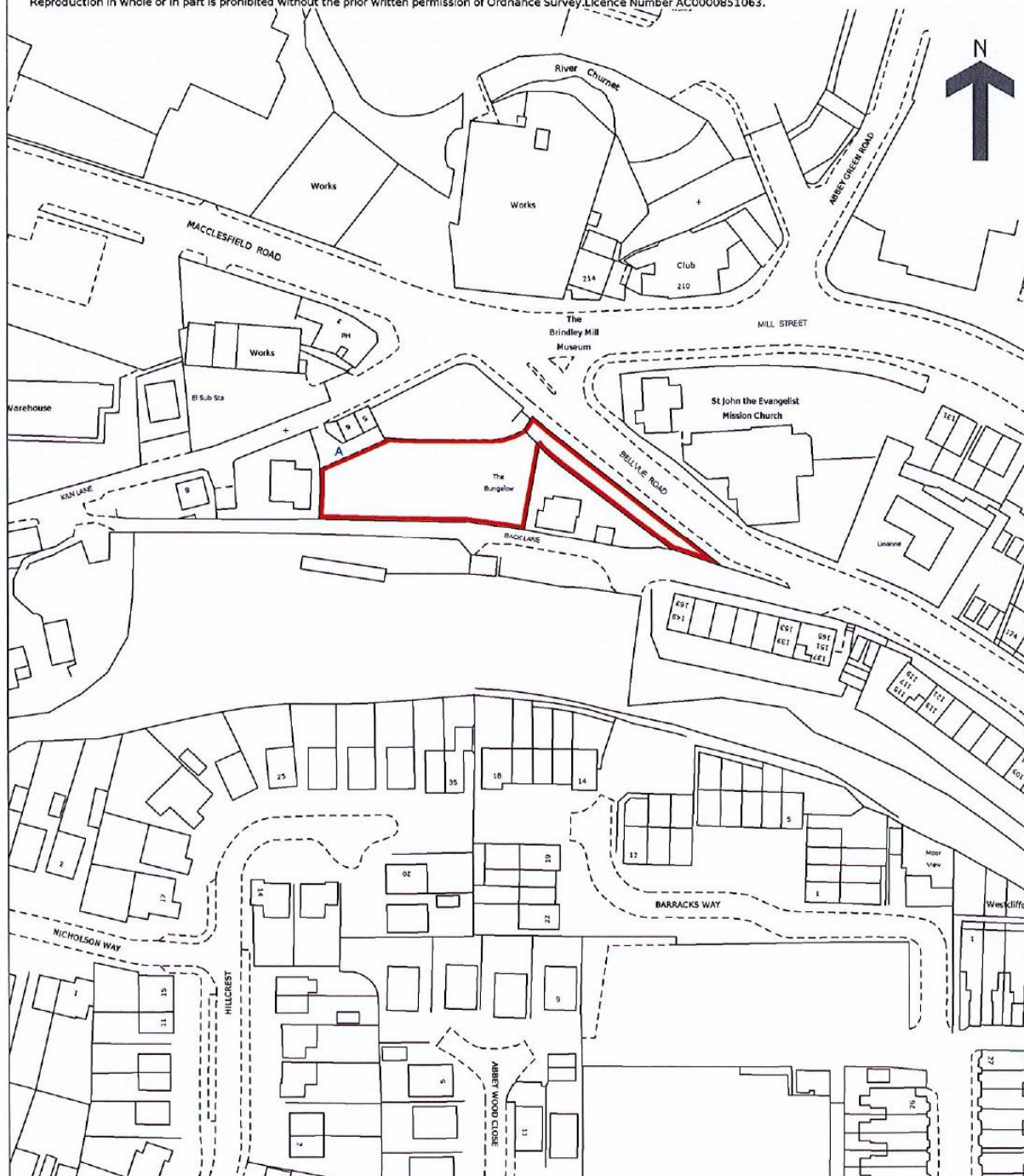
Land Registry Plan

HM Land Registry
Official copy of
title plan

Title number **SF466985**
Ordnance Survey map reference **SJ9756NE**
Scale **1:1250**
Administrative area **Staffordshire :**
Staffordshire Moorlands

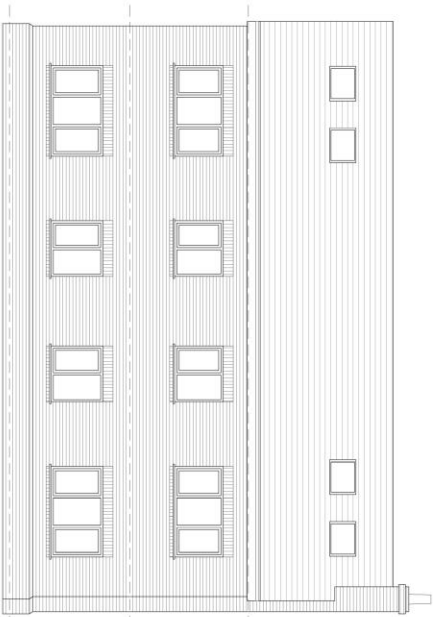


©Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey Licence Number AC0000851063.

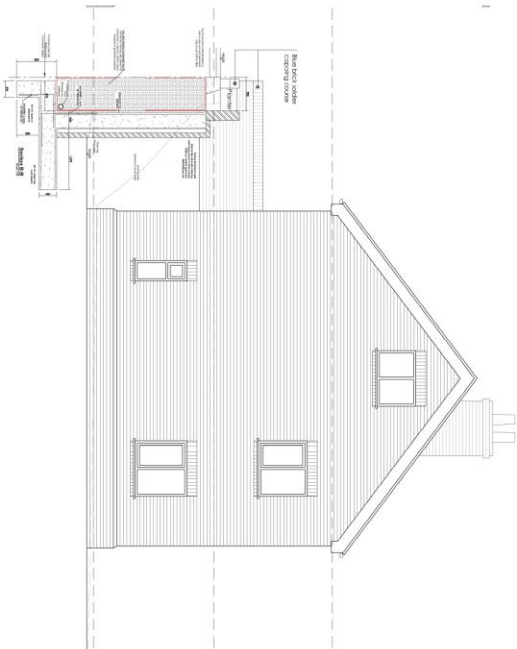


Planning Permission

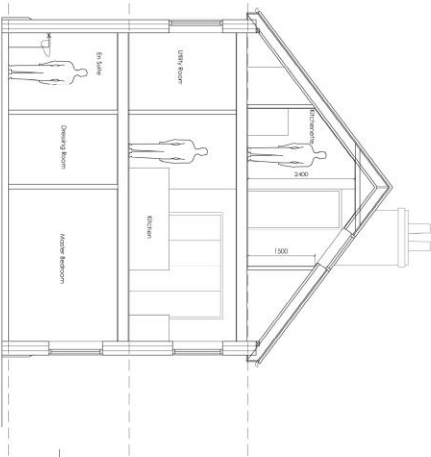
Front Elevation 1:50



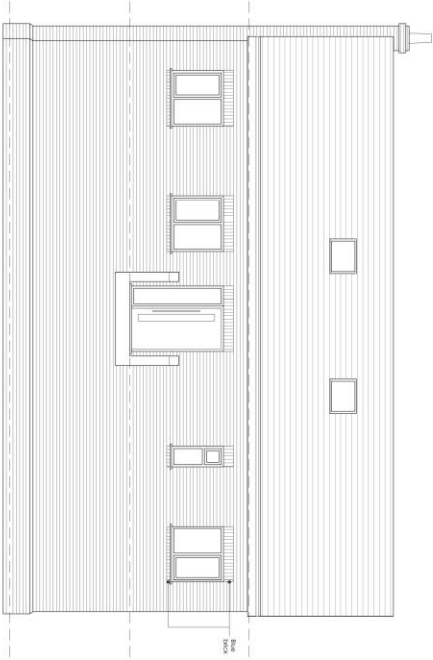
Side Elevation 1:50



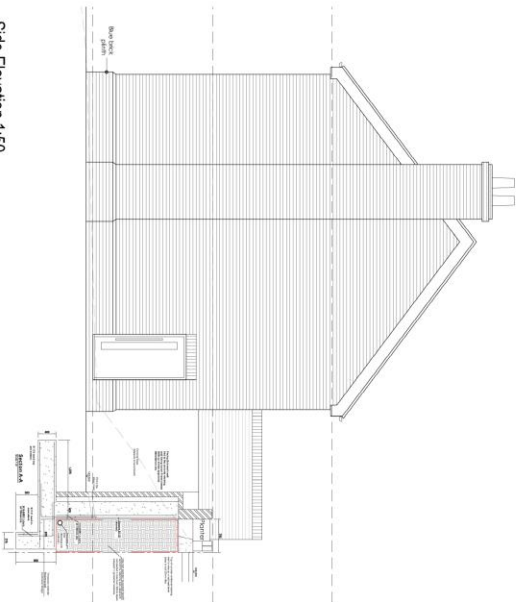
Typical Section 1:50



Rear Elevation 1:50



Side Elevation 1:50



Copyright © 2020 Hewitt & Carr Architects. All rights reserved. This drawing is the property of Hewitt & Carr Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Hewitt & Carr Architects. This drawing is for the use of the client and is not to be used for any other purpose without the prior written permission of Hewitt & Carr Architects.

Rev	Description	Date
A	Initial design	2020.08
B	Revised design	2020.08
C	Revised design	2020.08
D	Revised design	2020.08
E	Revised design	2020.08

Hewitt & Carr Architects
Architects
Unit 1, The Old Mill, 100 High Street, London E1 1AB
Tel: 020 7460 1234
Email: info@hewittcarr.co.uk
Website: www.hewittcarr.co.uk

Client
Hewitt & Carr Architects

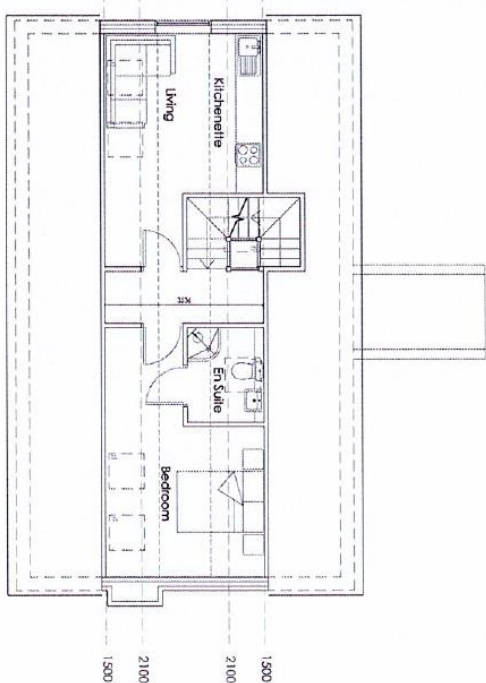
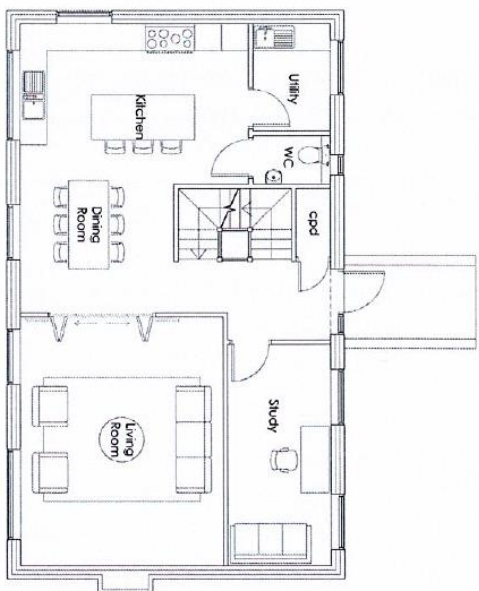
Project
Detached 4 bedroom dwelling of land at Rock Lane, Boreham Wood, Essex

Proposed Elevations

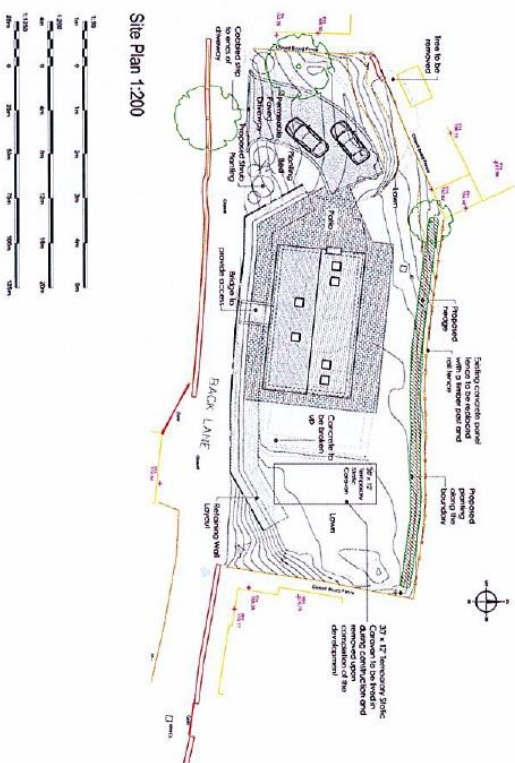
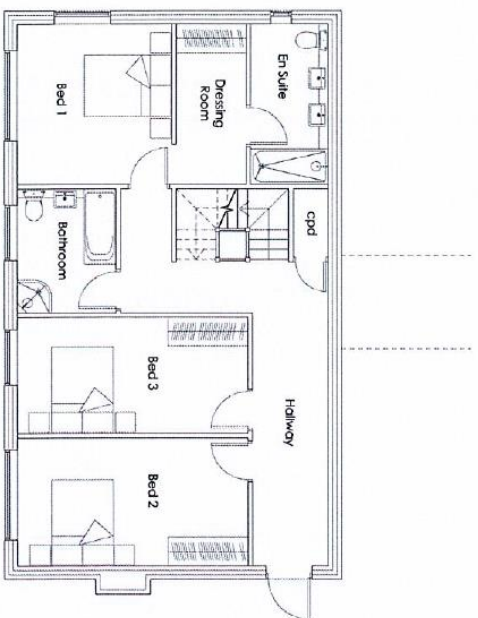
Drawn BVC
Checked BVC
Date July 2020
Scale As Stated

00982 AL10102

Rev E



	Year	Study	Comparison	OR (95% CI)
A	1997	Randomized to active following clinical trial	Active vs. control	56.9% (56.9% to 56.9%)
B	1997	Randomized to active and control	Active vs. control	56.9% (56.9% to 56.9%)
C	1997	Randomized to active and control	Active vs. control	56.9% (56.9% to 56.9%)
D	1997	Randomized to active and control	Active vs. control	56.9% (56.9% to 56.9%)
E	1997	Randomized to active and control	Active vs. control	56.9% (56.9% to 56.9%)
F	1997	Randomized to active and control	Active vs. control	56.9% (56.9% to 56.9%)
G	1997	Randomized to active and control	Active vs. control	56.9% (56.9% to 56.9%)
H	1997	Randomized to active and control	Active vs. control	56.9% (56.9% to 56.9%)

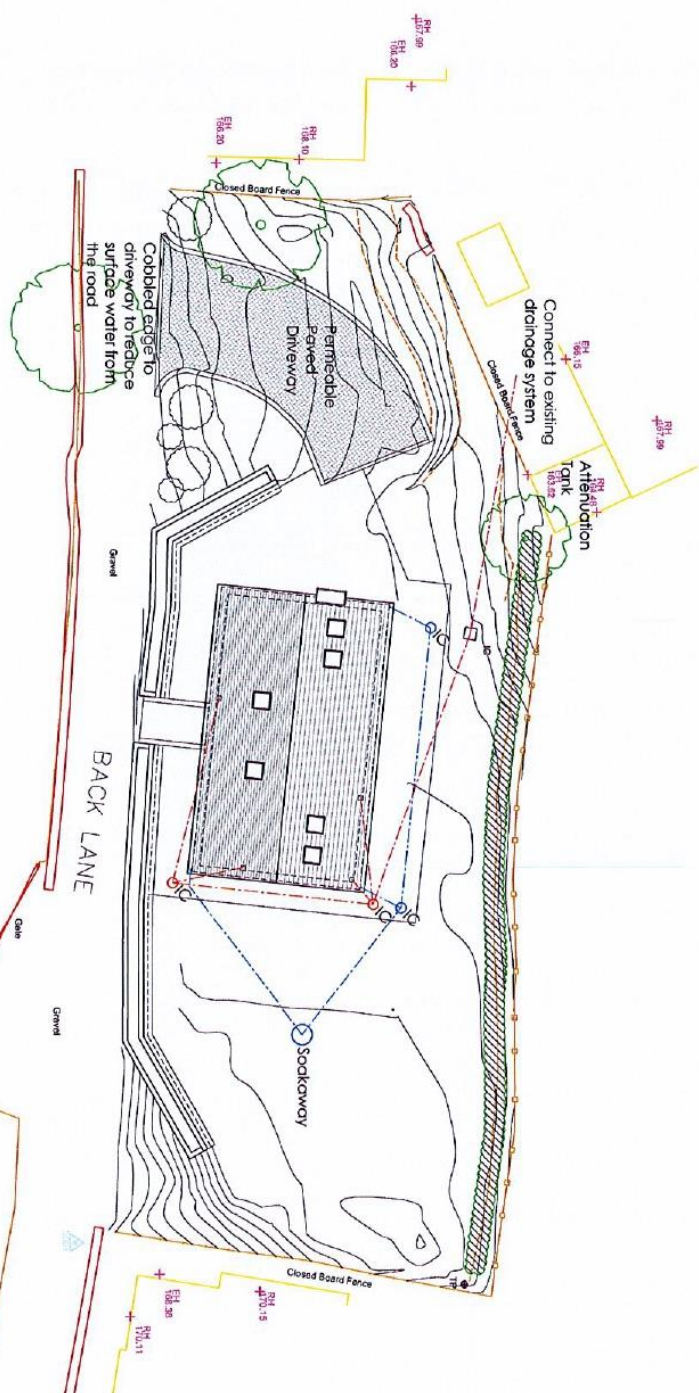


Copyright of the drawings is vested in Hewitt & Carr Architects Limited. No part of these drawings may be reproduced without written consent. A signed design certificate may only be issued to the client or a third party if the drawings are not to be used for any other purpose. The drawings are the property of Hewitt & Carr Architects Limited and shall remain their property. All drawings are issued to the client on the understanding that they are not to be used for any other purpose. All drawings are issued to the client on the understanding that they are not to be used for any other purpose. All drawings are issued to the client on the understanding that they are not to be used for any other purpose.

Rev	Drawn	Comments	Date
A	BVC	Road name shown on site plan.	04.08.20
B	BVC	Removal of gable to front elevation, amendment to blockwork.	17.02.21
C	BVC	Blockwork removed and ornate border amendment to blockwork.	30.03.21
D	BVC	Amendment to boundary requirement.	06.08.21

Key

- Rainwater
- Foul Water



Hewitt & Carr Architects
A: 2-4 Cross Street | Cheshire | Stockport | ST10 1NF
T: 01538 756888
E: enquiries@hewittcarr.co.uk
W: www.hewittcarr.co.uk

Client
Horley

Project
Detached 4 bedroom dwelling on land at Back Lane, Belle Vue Road, Leek

Title
Proposed Drivage Plan

Stages
Scheme
Date
July 2020
Drawn
BVC
Scale
as Stated
Checked
D
Project No
00982 AL(0)04
Drawing No
D

Site Plan 1:200



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.

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.