

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

TEL: 01538 373308

EMAIL: ENQUIRIES@GRAHAMWATKINS.CO.UK

FOR SALE BY PUBLIC AUCTION

(Unless Sold Prior)

On Thursday 4th September at 7pm

Venue: Westwood Golf Club, Newcastle Road, Leek, ST13 7AA



Lot 2

**35.11 Acres or Thereabouts (To be Sold in Three Lots)
Land at Elkstones, Near Warslow, Buxton,
Derbyshire, SK17 0LU**

Lot 1 – 11.22 Acres or Thereabouts

Lot 2 – 10.67 Acres or Thereabouts

Lot 3 – 13.22 Acres or Thereabouts

Situation

The land is located at on the outskirts of Elkstones in the Peak District National Park, as indicated by the agent's 'For Sale' boards, lying 5.7 miles from Leek and 11.3 miles from Buxton.

A block of grassland split into three lots, enjoying an elevated location set in picturesque countryside with outstanding views over the surrounding countryside.

Access

The land is accessed via a stone track that runs from the village of Elkstones. The location is shown on the attached plan.

Lot One – 11.22 Acres or thereabouts - **Guide Price - £6,000 - £8,000 Per Acre**

Location

What3Words ///horns.tiger.helpfully

This comprises a sound block of grassland considered to be in good heart. The land is generally gently sloping towards the eastern boundary. Recently the majority of the land has been used for mowing purposes but would be equally suitable for grazing as desired.

The land will be of interest to neighbouring farmers or those looking for a block of land in its own right.

The land is shown in red on the attached plan.

The land is set out as shown on the following schedule;

<u>OS Number</u>	<u>Description</u>	<u>Size (Ha)</u>
7890	Grassland	1.03
6789	Grassland	0.21
7783	Grassland	1.57
8276	Grassland	1.58
6970	Grassland	<u>0.15</u>

**4.54 Hectares or
11.22 Acres or thereabouts**



Services

It is understood that there is a natural water source on the land at the eastern end and interested parties should make their own enquiries.

Lot Two – 10.67 Acres or thereabouts - Guide Price - £6,000 - £8,000 Per Acre

Location

What3Words ///rated.worlds.shopper.

This is a sound block of grassland being undulating in places. Recently the majority of the land has been used for mowing purposes but would be equally suitable for grazing as desired.

The land is considered to be in good heart and will be of interest to neighbouring farmers or those looking for a block of land in its own right.

The land is shown in blue on the attached plan.

The land is set out as shown on the following schedule

<u>OS Number</u>	<u>Description</u>	<u>Size (Ha)</u>
5883	Grassland	0.57
5777	Grassland	0.66
5970	Grassland	1.22
6260	Grassland	1.87
		4.32 Hectares or
		10.67 Acres or thereabouts



Services

It is believed that there is maybe a natural water source on the land on the eastern end but interested parties should rely on their own inspection.

Lot Three – 13.22 Acres or thereabouts - Guide Price - £6,000 - £8,000 Per Acre

Location

What3Words ///calendars.reading.relished.

This is a further sound block of grassland being slightly undulating in places, gently sloping towards the eastern boundary. Recently the majority of the land has been used for mowing purposes but would be equally suitable for grazing as desired.

The land is considered to be in good heart and will be of interest to neighbouring farmers or those looking for a block of land in its own right.

The land is shown in green on the attached plan.

The land is set out as shown on the following schedule

<u>OS Number</u>	<u>Description</u>	<u>Size (Ha)</u>
8559	Grassland	0.75
8953	Grassland	2.36
7151	Grassland	<u>2.24</u>
		5.35 Hectares or
		13.22 Acres or thereabouts



Services

It is understood there is a natural water source along part of the south eastern boundary and interested parties should make their own inspection.

Tenure and Possession

The property is held 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 Staffordshire County Council, Staffordshire Moorlands District Council and also the Peak District National Park Authority.

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.

Land Registry

All 3 Lots are held on the land registry under part of title SF706931.

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 interested party is advised to obtain verification from their Solicitor or Surveyor.

Viewing

At any reasonable time with a set of these particulars.

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 immediately at the end of the auction. The buyer will be provided with a VAT receipt following the auction.

Solicitors

Emma Gould
Bowcock & Pursaill Solicitors
54 St Edward Street
Leek
Staffordshire
ST13 5DJ

Tel Number: 01538 399199

Conditions of Sale

The conditions of the sale will be available on line 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.

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.

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.

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.

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.

[illegible]