



Graham Watkins & Co
CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PUBLIC AUCTION
27TH MARCH 2025 AT
WESTWOOD GOLF CLUB, LEEK,
STAFFORDSHIRE, ST13 7AA – 7PM PROMPT
Bank Top Cottage, Limers Rake, Hollinsclough, Buxton, SK17 0RG
GUIDE PRICE £250,000 - £300,000



SITUATION

Bank Top Farm provides a unique opportunity to acquire a stone and tile house, outbuildings and garage set within 0.55 acres of in the heart of the picturesque Peak District National Park with huge potential to create a unique and personalised property. Bank Top Cottage is currently a two-bedroom property but has potential to be further developed subject to necessary planning consent. The property benefits from breathtaking views of the picturesque Peak District National Park. The property will be interest to those with aspirations of moving to the rural Peak district National Park, Developers and Builders.

DIRECTIONS

From Leek head north on Buxton Road for 8 miles going past the Winking Man pub toward Buxton. Turn right by Flash Bar Stores and head south on Edge Top Road for 2.5 Miles, turn left onto Redfern Lane after a quarter of a mile take the first right onto Limers Rake and the property is on the right after half a mile.

What3words: ///clicker.probe.pokers

AUCTION

The auction will take place on 27th March 2025 at Westwood Golf Club, Leek, Staffordshire, ST13 7AA at 7:00pm Before placing a bid registration with us as the auctioneer is essential this can be done on the night. If you are bidding on behalf of another person/party, then a written letter of consent is required.

DESCRIPTION

The property is comprised of a stone and tile two-bedroom farmhouse, a stone and tin sheeted shippon attached to the gable of the farmhouse, former cubicle shed and a detached block and tile garage, all sitting within 0.57 acres or thereabouts nestled in the heart of the Peak District National Park.

GROUND FLOOR

Entrance Porch 1.29m x 3.14m

Uvpc Door, Single Glazed Window

Dining Room 3.96m x 3.91m

Tiled Floor, Log Burner, Single Glazed Window, Stairs off

Living Room 3.52m x 6.75m

Carpet Floor, Two Single Glazed Window to Southern and Eastern Aspect

Kitchen 2.17m x 4.81m

Tiled Floor, Single Glazed Window, Sink, Low Level Units

Bathroom 1.97m x 1.82m

Tile Floor, Bath, Was hand Basin and Lowe Level Flush W/C



FIRST FLOOR

Bedroom One 3.08m x 4.72m

Carpet Floor, Single Glazed Window, Built in Wardrobe

Bedroom Two 3.08m x 4.72m

Carpet Floor, Single Glazed Window, Built in Wardrobe



OUTSIDE

Stone and Corrugated Roof Shippon 8.16m x 6.28m

Former Cubicle Shed 5.84m x 3.70m

Block and Tile Garage 5.05m x 9.62m

LAND

The site sits in 0.57 Acres or thereabouts, which includes the dwelling, buildings, yard and paddock.

SERVICES

We believe the property is connected to mains water and mains electric with drainage by private means.

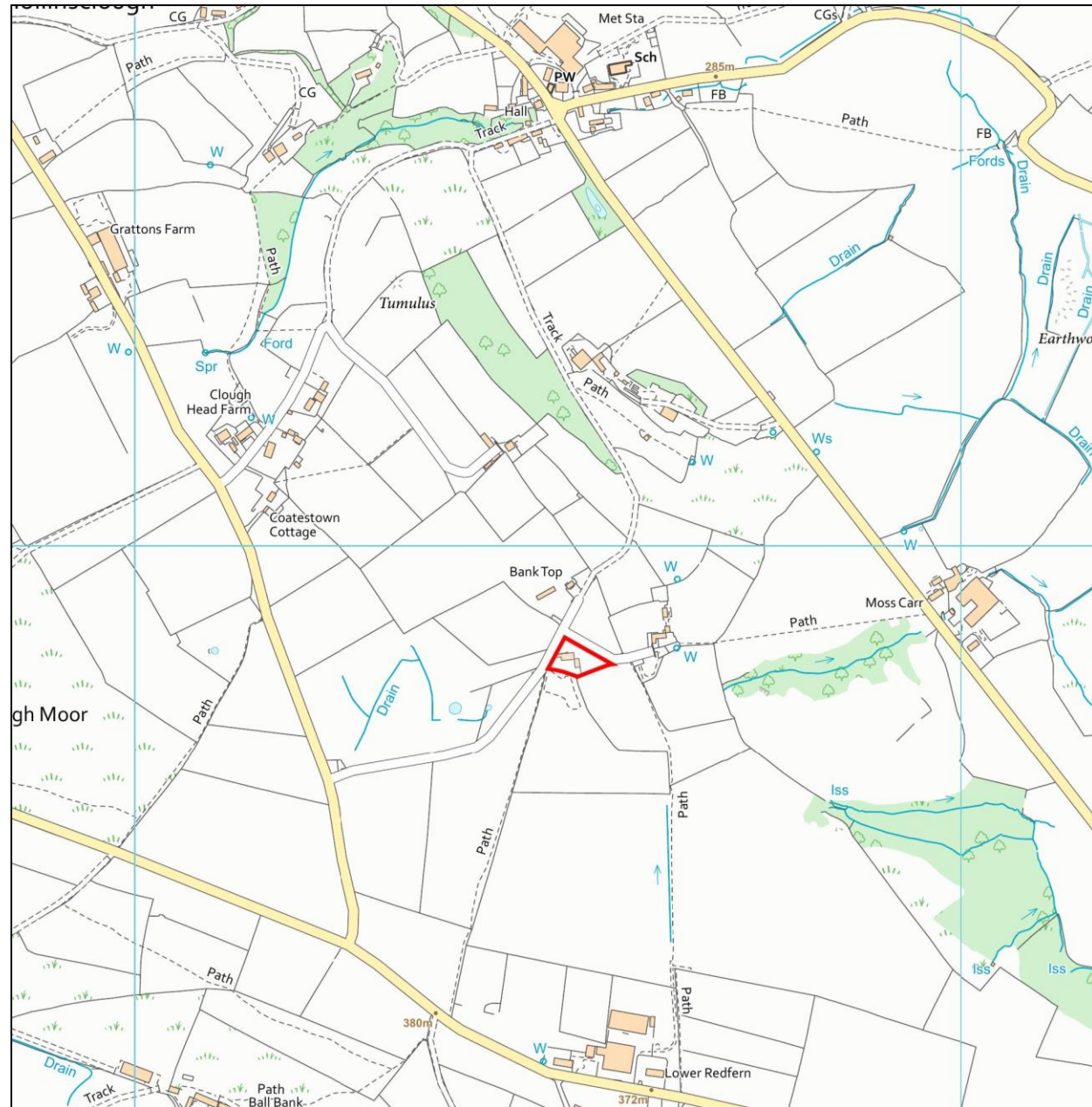
LAND REGISTRY

The property is held under land registry title SF593026

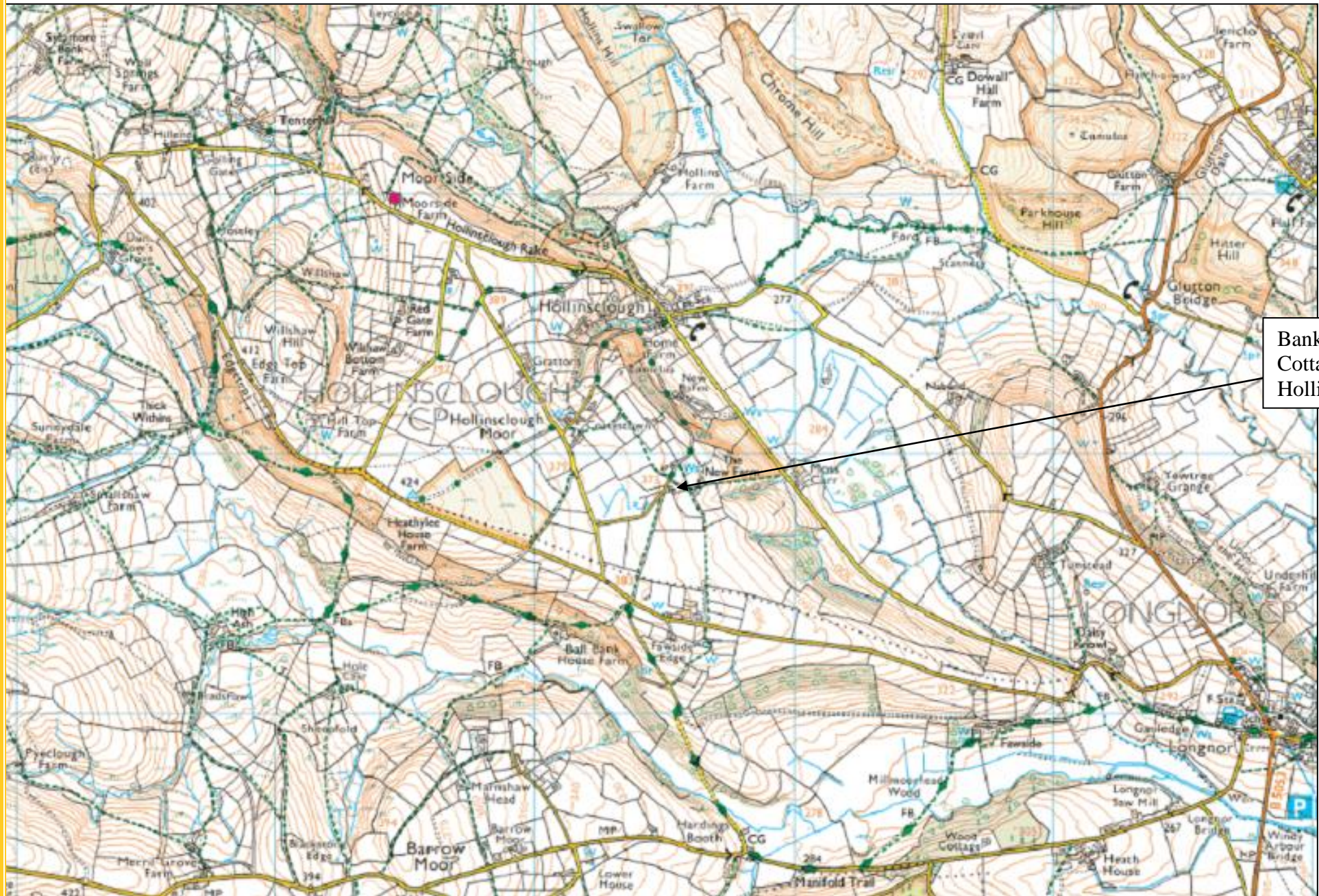


FOR IDENTIFICATION ONLY – NOT TO SCALE

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.



Location Map



Bank Top
Cottage,
Hollinsclough

Viewings

By prior arrangement through Graham Watkins & Co.

Tenure and Possession

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

Measurements

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

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.

Local Authority

The local authorities are the Peak District National Park, Staffordshire Moorland District Council and Staffordshire County Council to whom all enquiries of a planning or other relevant matters should be addressed

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

**Ian Naylor,
Bowcock & Pursaill Solicitors,
54 St Edward Street,
Leek, Staffordshire,
ST13 5DJ
01538 399199**

Conditions of Sale

The conditions of the sale will be available 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.

MONEY LAUNDERING REGULATIONS 2017

Please note under the above regulations all potential buyers who intend to bid at property/land auctions must register prior to the commencement of the auction and provide two forms of ID.

- A photographic ID such as a current passport or new style driving licence.

AND

- A utility bill, bank or building society statement or credit card bill issued within the last three months providing evidence of residency at the correspondence address. Registration facilities available in the auction room from 6.30pm.

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