



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Woodland East of Tunstall Road Tunstall Road, Congleton, CW12 3QA

£10,000 - £20,000 Guide Price

FOR SALE BY ONLINE AUCTION 20TH MARCH 2025 (unless sold by Private Treaty)

An exciting opportunity to purchase a block of woodland in a sought after rural area. The parcel extends to 3.4 acres or thereabouts and offers a host of recreational, environmental or conservation opportunities.

Guide Price £10,000 - £20,000

Directions

From Leek town Centre take Stockwell Street (A523) towards Macclesfield. Continue for 0.8 miles, then take the 2nd exit of the roundabout onto the A523 (Macclesfield Road). Continue on the A523 for 4.0 miles, then turn left onto Beat Lane. Follow Beat Lane for roughly 3.0 miles then turn right onto Tunstall Road. Finally, after roughly 0.6 miles the woodland is on the right hand side.

The What 3 Words for the location is: quitter.expansion.squashes

Situation

Within the rural village of Timbersbrook, being approximately 3.8 miles from the centre of Congleton, 8.7 miles from Macclesfield, 8.6 miles from Leek.

Description

A block of gently to steeply sloping woodland, extending to 3.4 acres or thereabouts, in a popular rural location. The land fronts onto Tunstall Road and also Gosberryhole Lane, and unmade road. There is also a footpath across the land.

We understand Japanese knotweed has been present on site and interested parties should refer to the legal pack for further details.

The land will be of interest to nearby property owners for amenities/recreational purposes as well as investors, speculators and those with environmental or conservation interest.

Services

We understand this land is not connected any mains services although does benefit from a number of springs.

Graham Watkins & Co 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.

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.

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.

Bidding

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.

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 Dilligence](#)

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.

[AML](#)

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.

[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.

[Vendor's Solicitors](#)

Tom Jones, Tinsdills Solicitors,
tom.jones@tinsdills.co.uk

[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.

[Conditions of Sale](#)

The conditions of the sale will be available on line 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.

[Buyers Fee](#)

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

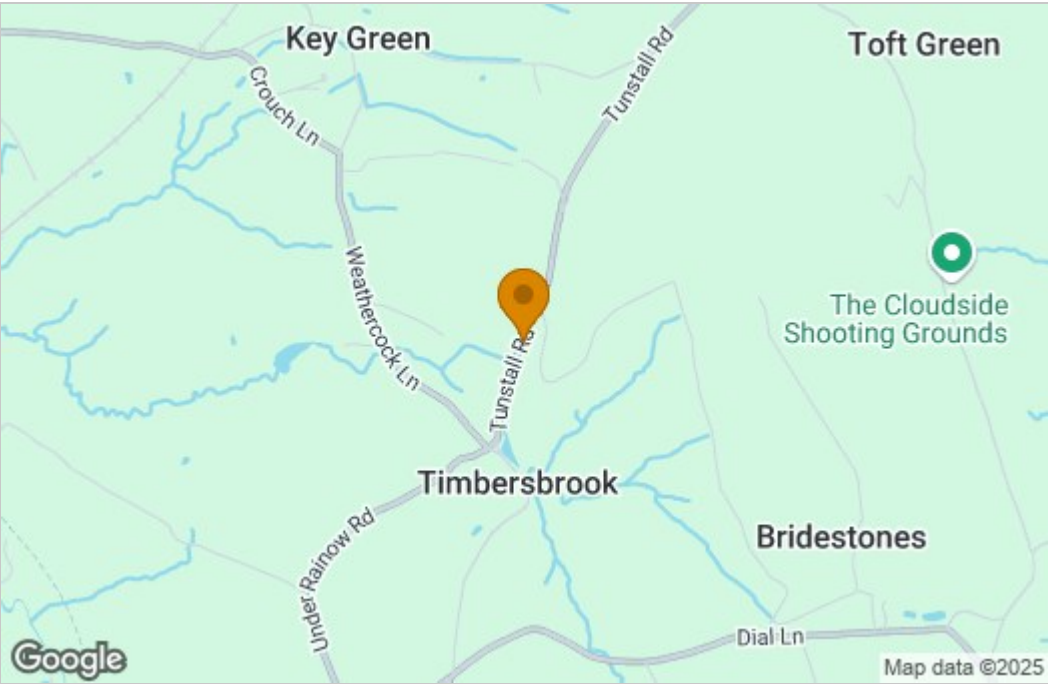
VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

[Guide Price](#)

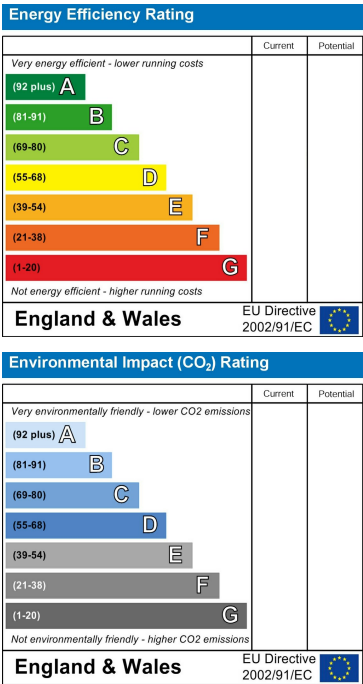
The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction and which would ordinarily be within 10% (+/-) of the guide price. 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.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.