

# 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 4<sup>th</sup> September at 7pm**

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



**23.05 Acres of Grassland or Thereabouts**  
**Land off Pown Street, Sheen, Buxton, Derbyshire,**  
**SK17 0HN**

**Guide Price - £10,000 - £12,000 per acre**

### Directions

When approaching the Manifold Inn in Hulme End on the B5054 from Warslow, continuing towards Hartington then take the first turning left towards Sheen. After 0.6 miles the land will be located on the right hand side, signposted by our 'For Sale' Board.

What3Words ///reckons.scuba.demand . The land is shown in red on the attached plan.

### Situation

The land is located on the outskirts of Sheen, a small village in the Staffordshire Moorlands, approximately 9.9 miles from Leek, 10.6 miles from Buxton, 11.6 miles from Ashbourne

A block of sound grassland, set in picturesque countryside with outstanding views over the surrounding countryside.

### Access

The land benefits from road frontage onto Pown Street. The location is shown on the attached plan.

### Description - Guide Price - £10,000 - £12,000 Per Acre

This comprises a sound block of grassland considered to be in good heart and suitable for mowing and grazing purposes. The land is generally level in nature and capable of growing good crops of grass.

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

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

<u>OS Number</u>	<u>Description</u>	<u>Size (Ha)</u>
0312	Grassland	1.73
0101	Grassland	1.42
0887	Grassland	4.40
9380	Grassland	1.47
-	Grassland	<u>0.31</u>
		<b>9.33 hectares or</b>
		<b>23.05 acres or thereabouts</b>

### Services

We understand that the land is at present connected to mains water, and which may continue subject to the installation of a sub meter. Full details will be found in the legal pack.

Alternatively interested parties may wish to install their own separate mains water connection and should make their own enquiries of the water authority.

### **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.

### **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**

Accompanied Viewings Only. Please call the office on 01538 373308 to arrange.

### **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**

Mr David Hopkins  
Cowlshaw & Mountford Solicitors  
90 High Street  
Uttoxeter  
ST14 7JD

Tel Number: 01889 565211



### **Conditions of Sale**

The conditions of the sale will be available from 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](mailto:enquiries@grahamwatkins.co.uk).

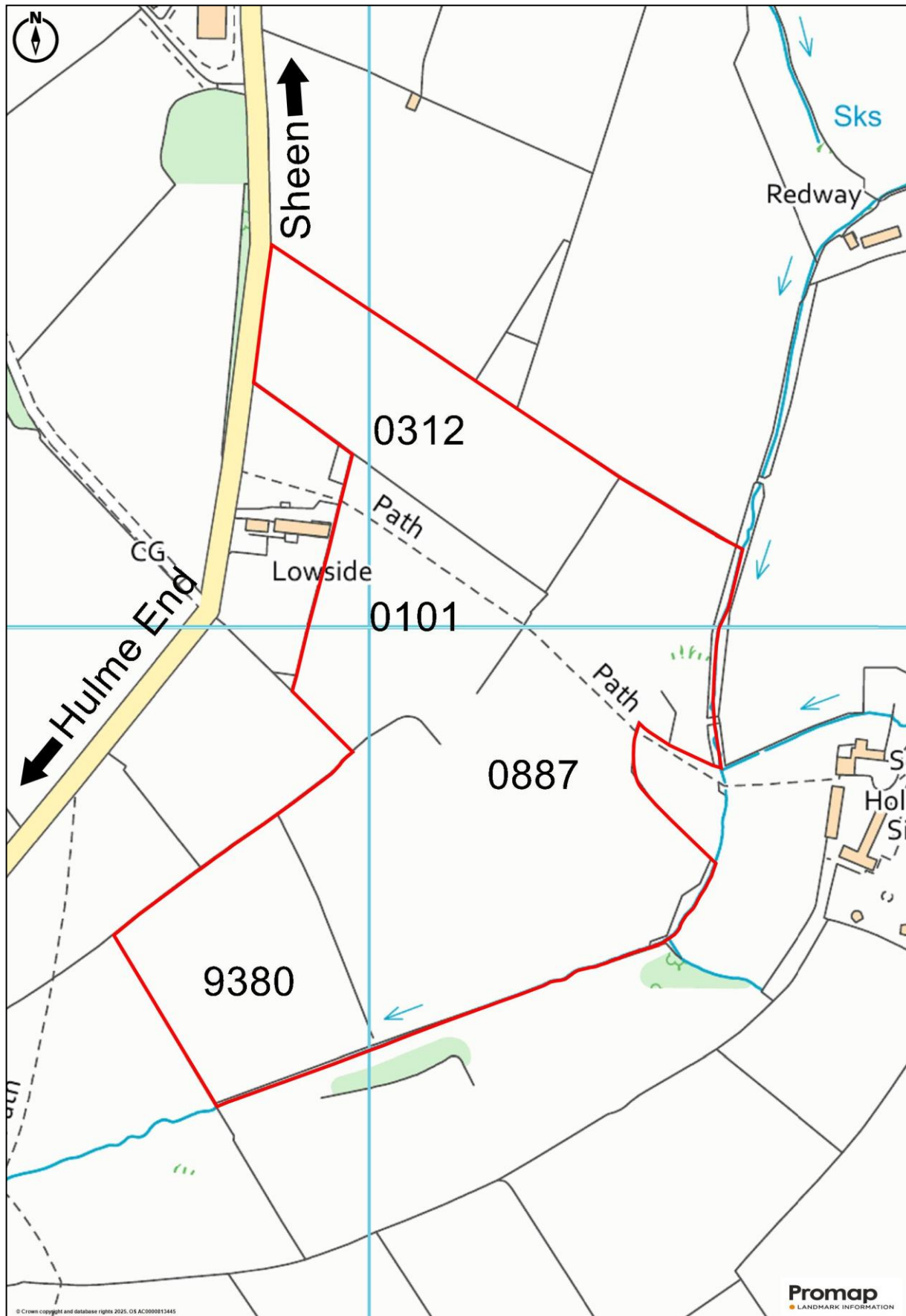


Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:  
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All statements contained in these particulars as to this property are made without responsibility on the part of the 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;  
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**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.

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## LOCATION PLAN

