



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Ash Tree Farm , Buxton, SK17 9QT

Auction Guide £300,000

FOR SALE BY ONLINE AUCTION - WEDNESDAY 31ST JULY 2024

Ash Tree Farm House comprises a stone and slate traditional farmhouse set in the popular Peak District village of Flagg. The property offers spacious four bedroom accommodation with an adjoining 'bed sit' style annex. The property is in need of renovation and would suit an investor looking for a project or those after a good sized family home enjoying excellent views to the front over Peak District Countryside.

GUIDE PRICE £300,000 - £350,000

REGISTRATION FOR BIDDING AND THE CONTRACT AVAILABLE SEVEN DAYS BEFORE THE AUCTION



ONLINE AUCTION BRIEFLY EXPLAINED

Registration and contract accessible SEVEN DAYS BEFORE the auction and no sooner. Register via the blue box on our website listing.

- Needed for registering - contact details, bank details ID and solicitor's details. You may need to register for lots individually.
- 9am auction day – bidding starts on all lots. Either bid throughout the day or put in a maximum bid and the system will bid up to that amount for you. Each lot has an individual finish time from 5pm onward, the running order will be advertised.
- ADVISORY: bidding at the last moment is not recommended. Losing internet connection may not submit your bid and you risk losing out.
- If successful, you will receive an email the following day detailing the next steps. We contact both yours and the vendor's solicitor too, so please ensure to enter your solicitor's details when registering.
- If unsuccessful, the pending transaction disappears within days, and you incur no costs.

Situation & Directions

Ash Tree Farm sits proud in the rural village of Flagg between Buxton and Ashbourne with good commuter links to Derby and surrounding market towns. With fantastic views over surrounding countryside. The village of Flagg is situated in The Peak District National Park and offers a thriving community inc a nursery and within the catchment to Lady Manors School.

From our Derby Street office begin on Ball Haye Street travelling towards traffic lights at the St Edward street take the A53 Buxton Road toward Buxton and continue until you reach a right hand turn just past the Winking Man Public House, signposted Longnor. Follow the road into Longnor village taking the Monyash Road out of Longnor up Crowdecote to the A515. At the junction to the A515 take a left and then first right onto Moor Lane. Follow this along as it merges onto Mycock Lane and at the T Junction take a left onto Main Road. The property will be found on the right hand side indicated by our For Sale board.

Accommodation Comprises:

Front Porch 11'4" x 6'7" (3.47 x 2.02)



Sitting Room 16'9" x 15'2" (5.12 x 4.63)



Having an open fire set in a tiled fireplace and two radiators.

Dining Room 14'9" x 12'1" (4.52 x 3.69)



Fire place with log burning stove (not in use), radiator, stairs off, under stairs cupboard.

Kitchen 11'6" x 10'3" (3.52 x 3.13)



Range of wall and base units, combination boiler, radiator, sink and drainer unit.



Pantry 10'4" x 4'3" (3.15 x 1.32)



Rear Porch / Utility 11'8" x 6'8" (3.56 x 2.04)



Stainless steel sink and drainer, plumbing for a washing machine, door to outside, door to the workshop.

First Floor Landing

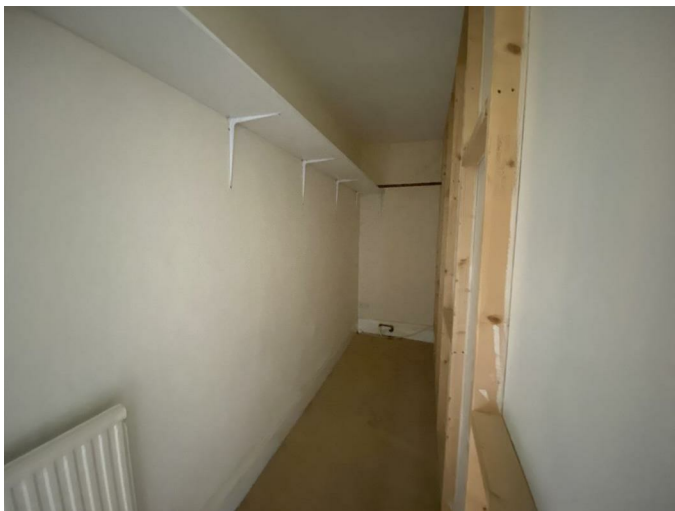
Bedroom One 16'10" x 15'4" (5.15 x 4.69)



A spacious double bedroom which currently incorporates a walk in wardrobe, two radiators and views to the front elevation.



Walk in Wardrobe Bedroom 1



Bedroom Two 12'4" x 11'11" (3.76 x 3.64)



With built in storage and two radiators.

Bedroom Three 12'0" x 11'8" (3.68 x 3.56)



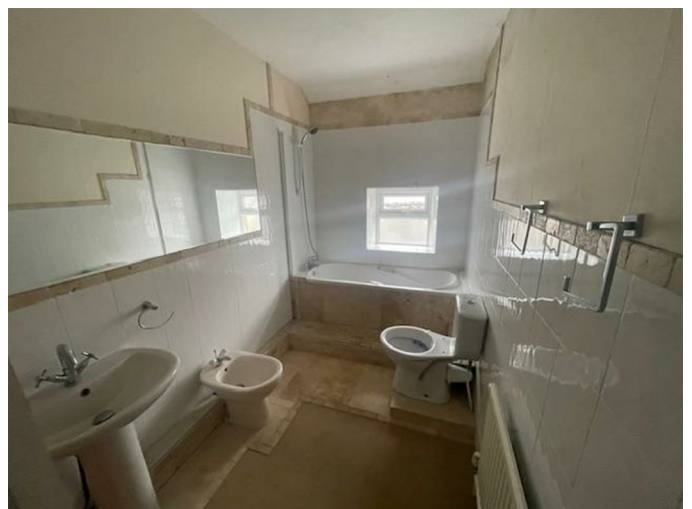
With radiator.

Bedroom Four 11'8" x 8'9" (3.56 x 2.68)



With radiator.

Bathroom



The white suite comprises a panelled bath with shower over, lavatory, wash hand basin and bidet.

Shower Room 1



With large shower cubicle, lavatory and wash hand basin.

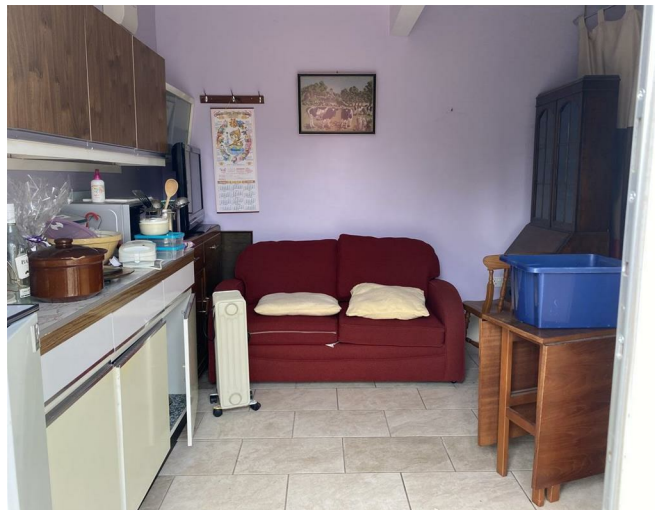
ANNEX



With underfloor heating throughout.

NOTE: The electricity connection to the annex is currently fed from a third party property, which will be cut off prior to completion and the buyer of the property will need to make arrangements to have the electricity supply fed from the main farmhouse.

Kitchen / Bedroom 10'9" x 16'9" (3.28 x 5.13)



With patio doors, a range of wall and base units, stainless steel sink and drainer unit and tiled floor.



Annex Shower Room



With corner shower, wash hand basin, lavatory, tiled floor.

Workshop 18'8" x 16'10" (5.70 x 5.15)



With concrete floor, stone built with sheeted roof. The workshop has potential to further the living accommodation (subject to necessary consents).



Outside

Ash Tree enjoys its own private access leading to front garden area.

Gardens to the Front & Side



Spectacular Unspoilt Views



Services

The property is connected to mains electricity and water, heating is via a gas tank. The property is not connected to mains drainage at this stage, however the vendors are looking to get the connections made to the mains sewer by crossing the vendors retained land. Alternatively the vendors are going to

install a new private drainage system to serve the property and neighbouring property. Further details will be within the legal pack and buyers should make themselves aware of the position prior to bidding. Alternatively, the buyer may wish to install their own private drainage system within the property's boundary.

Viewings

At any reasonable time with a set of these particulars.

Tenure and Possession

We understand vacant possession will be obtained on completion of sale.

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.

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.

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 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.

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.

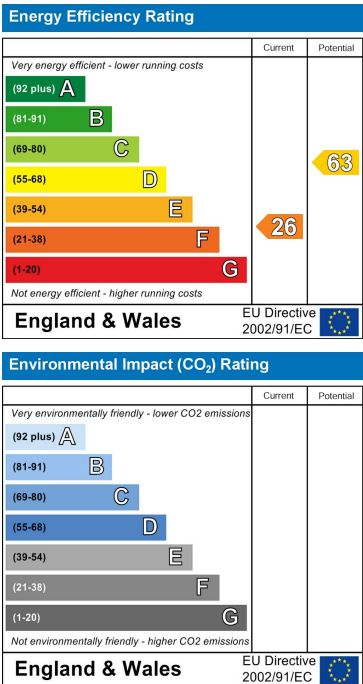
Floor Plan



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.