



For Sale by Private Treaty Barn & Land off Milkgate, Leek Road, Waterhouses, Staffordshire, ST10 3LH

DESCRIPTION

Whittaker & Biggs are delighted to offer for sale 22.76 acres (9.21 hectares) of grassland including a traditional Stone Field Barn which has previously had planning consent for a holiday barn conversion.

The land, which has been farmed on a non-intensive basis for at least the last 50 years, is divided into small traditional hay meadows over free draining limestone, having an abundance of wildflowers, a haven for wildlife and nitrogen fixing plant species.

The land is offered for sale as a whole, or in two lots.

Lot 1 consists of the stone field barn measuring approximately 6.50m x 4.29m and which sits centrally within approximately 4.69 acres (1.90 hectares) of mowable grassland and considered to have potential for alternative leisure and tourism uses having previously had planning consent for a holiday barn conversion which has now lapsed and alternative uses subject to obtaining any necessary planning permissions required. The land continues down behind the lanes immediate boundary wall to the start of the main road footpath leading just 40 meters down to the Manifold Track entrance.

Lot 2 consists of 18.07 acres (7.31 hectares) of gently undulating predominantly mowable grassland and part limestone outcrop.

Both Lots are well suited to agricultural, smallholding, equestrian, leisure/tourism uses (subject to planning) and will also appeal to those with environmental interests.

Lot 1 – Offers Invited in the Region of £150,000

Lot 2 – Offers Invited in the Region of £190,000



LOCATION

Situated within the Staffordshire Moorlands, on the outer edge of the Peak District National Park and to the south of the A523 Leek to Ashbourne Road, the land is accessed off a quiet adopted lane known as Milkgate. The land is a 5 minute walk from the village of Waterhouses, halfway between the towns of Leek and Ashbourne, with both towns being approximately 8 miles away.

As you drive up the lane **Lot 1**, is on the right hand side where you will find the double gateways. Further up and adjoining is **Lot 2** and its main entrance gate and pond.

At the end of the lane and approximately 40 meters along the path away from this block of land is the entrance to the Manifold Track also referred to as the Manifold Way. This scenic valley is the former Manifold light Railway track, now with a hard surface creating a cycle route, footpath and equestrian hack trail that follows the valley bottom alongside the river Hamps and then river Manifold.

Stretching for 8 miles all the way to the village of Hulme End by Hartington, this track is an increasingly popular destination for walkers, joggers, cyclists, horse riders and highlights along the route include Thor's Cave, Wetton Mill & tearooms, Beeston Tor and a little to the east lies Dovedale & it's stepping stones, a well-known beauty spot, along with Ilam Country Park these National Trust attractions lead on to privately owned Tissington, home to the Well dressings. Additionally, to the south you have Alton Towers Theme Park & across to the Potteries.

As a result of all these destinations and attractions, there are a number of established businesses successfully offering tourist and holiday facilities within the immediate area, inclusive of which are shepherd huts, B&B's, lodges, farmhouse accommodation, camping and cycle hire with increasing popular demand.

DIRECTIONS

From Leek proceed out of town on the A523 signposted to Ashbourne. Continue on this road and pass through the settlements of Bradnop, Winkhill and Waterhouses. After leaving Waterhouses, take the first right turn onto the lane known as Milkgate, where the land will be found on the righthand side, identified by a Whittaker & Biggs 'For Sale' board at the entrance to each lot.

What3Words: ///raven.sunshine.powerful

VIEWINGS

The barn and land may be viewed strictly on foot only during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view. Please ensure that all gates are left closed and latched or tied correctly.

Anyone inspecting the land does so entirely at their own risk and neither the selling agents nor the vendors accept any responsibility or liability for any injuries or consequential loss how so ever caused.

ACCESS

Both Lots have independent direct access off the adopted lane known as Milkgate.

TITLE AND TENURE

The property is sold freehold with vacant possession granted upon completion.



SERVICES

Lot 1 has the benefit of a mains water supply connected.

Lot 2 will be granted such rights as required to install a new meter and lay a new supply pipe crossing Lot 1 near to the Milkgate roadside boundary and will also be granted future rights of access to maintain the pipe.

PLANNING

Lot 1 - The Field Barn was approved for 'Holiday barn conversion with vehicle parking and turning area and reformed access' on 21/04/2011 under application number SMD/2011/0127. This consent has since lapsed due to the expiry of time and would require resubmission if the project is to be revisited. A copy of the Proposed Block Revised Plan that was approved is attached.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Lot 2 - A public footpath broadly follows the western boundary.

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.



BOUNDARIES

In the event of the land selling in two separate lots, the purchaser of **Lot 1** is to be responsible for erecting a new stockproof boundary fence between points 'A' to 'B' to 'C' as marked on the plan and they will be responsible for its future maintenance of the fence as indicated by the inward 'T' marks. This is to provide the barn with ample curtilage surrounding the barn and to protect its outlook, position and panoramic views.

TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice. There are no active planning permissions on the property.

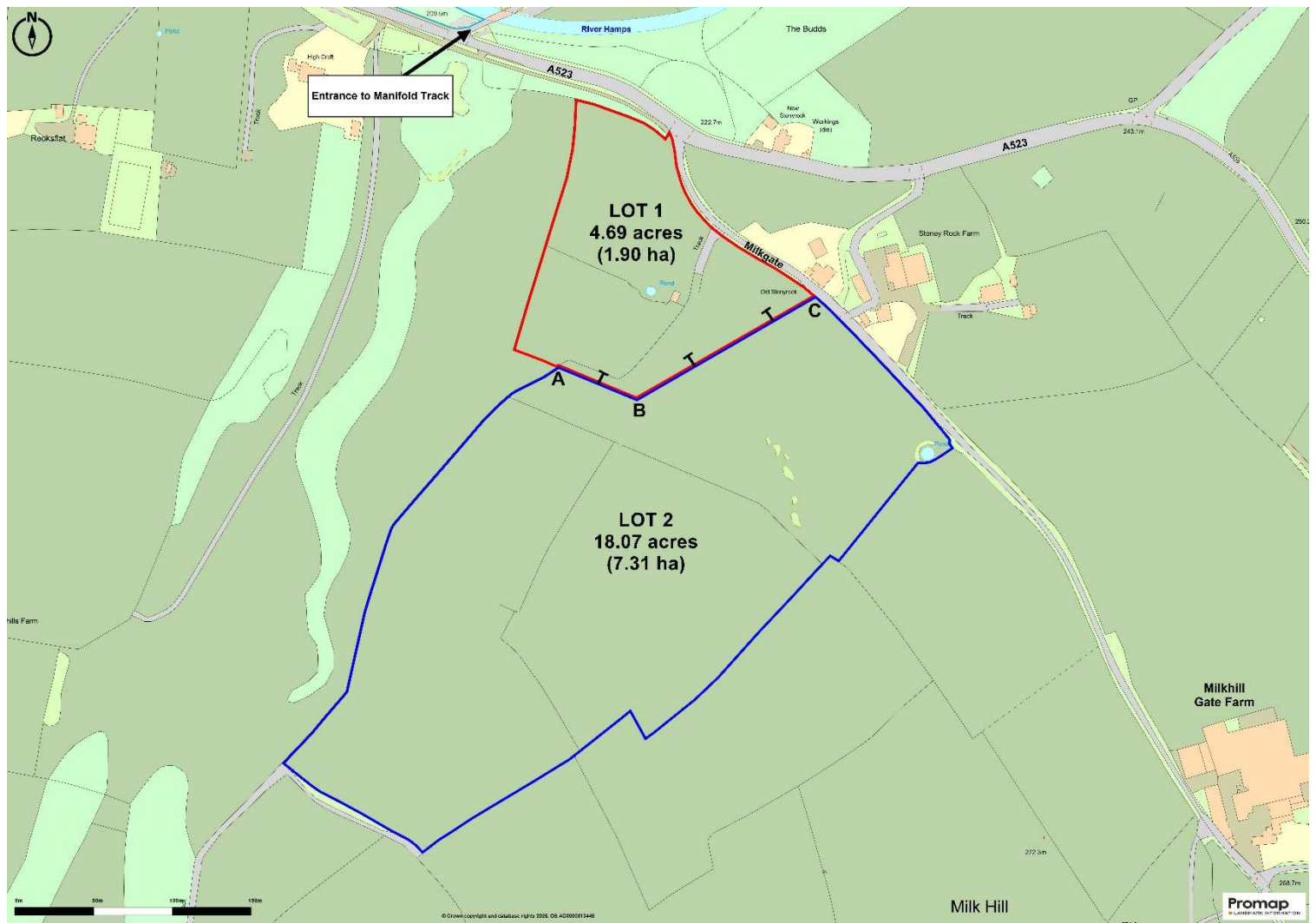
MONEY LAUNDERING LEGISLATION

Whittaker & Biggs must comply with Anti Money Laundering legislation. As part of the requirements, Whittaker & Biggs must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.





SELLING AGENTS

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VENDORS SOLICITORS

TBC

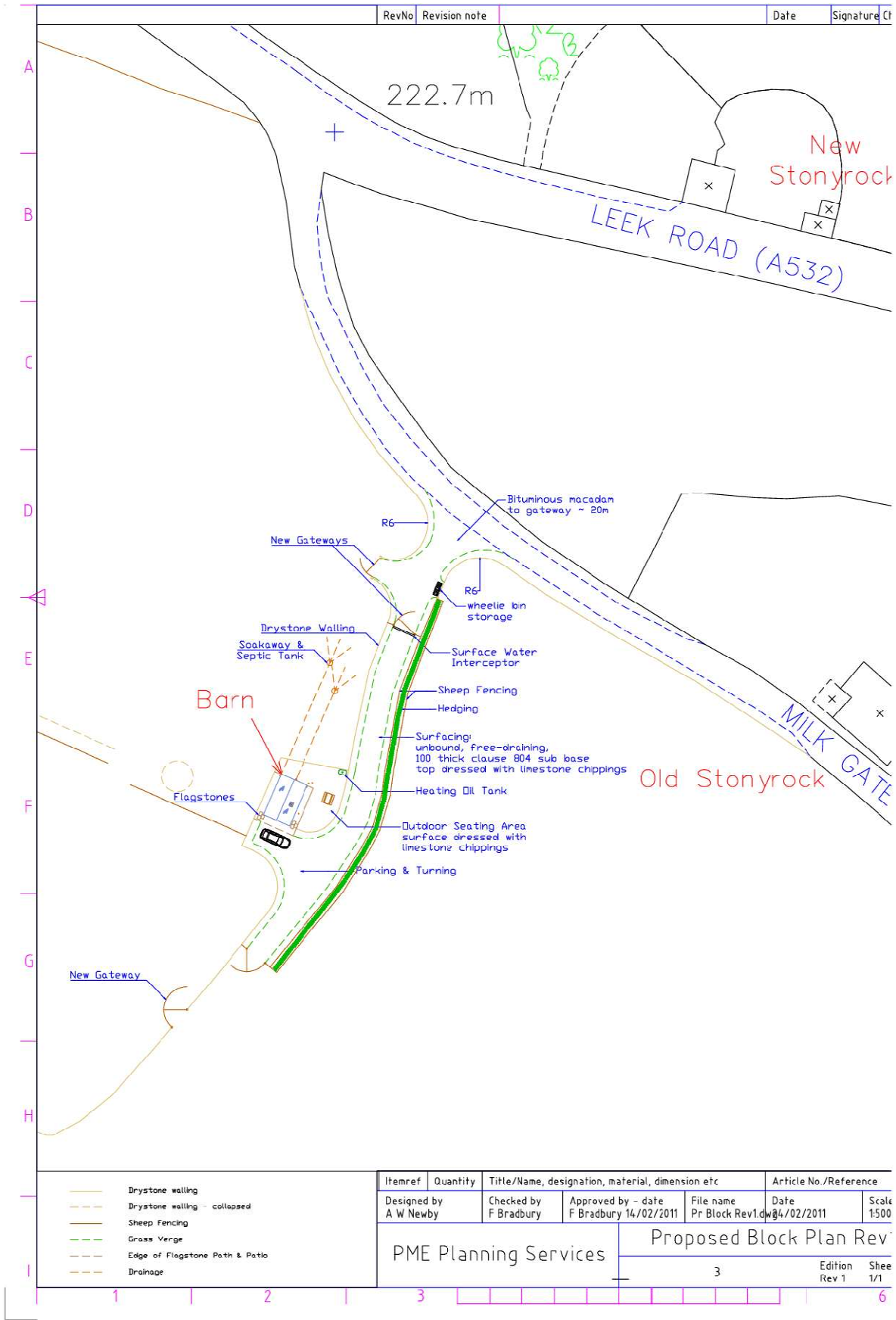
LOCAL COUNCIL

Staffordshire Moorlands District
Council
Moorlands House,
Stockwell Street,
Leek,
ST13 6HQ

Tel: 0345 605 3010

Website: www.staffsmoorlands.gov.uk

Proposed Block Revised Plan



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
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