



**Lots 1 & 2 - Land Off Back Lane, Calton, Staffordshire
Extending in total to approximately 23.88 Acres**



Land Off Back Lane

Calton

Staffordshire

ST10 3JX

**For Sale by Private Treaty as a whole extending to 23.88 Acres
or in individual lots as follows:**

Lot 1 – 18.15 Acres - Offers Invited in the Region of £155,000

Lot 2 – 5.73 Acres – Offers Invited in the Region of £85,000

A rare and exciting opportunity to purchase land on the western perimeter edge of the popular Peak District National Park village of Calton. The land has been farmed on a non-intensive basis for in excess of 45 years, and as a result it is a haven for wildflowers and insects and thus it is expected to appeal to a range of purchasers inclusive of local and neighbouring farmers, landowners, those with environmental interests, investors and equestrian parties looking to purchase edge of village land considered in part to have future potential for alternative uses.

Shown edged red and blue on the attached plan, the land extends in total to approximately 23.88 acres and has long frontage to Stony Lane and access off Back Lane.

Lot 1 (edged red) extending to 18.15 acres, it comprises of four fields of sound and productive chiefly level grassland, with a weatherproof stone field barn considered to have potential for alternative leisure uses such as a camping barn (subject to obtaining any necessary planning consents), two ruined barns, a sloping field of SSSI valley side land and a level meadow field bordering the River Hamps and forming part of the scenic Hamps Valley, which joins with the Manifold Valley to the north. The track following the valley bottom known as the Manifold Valley Way is a popular destination for walkers, cyclists and horse riding.

Lot 2 (edged blue) extending to 5.73 acres, comprises of a chiefly level field ideally suited to the grazing of livestock/horses, mowing and has the benefit of a mains water supply connected.



LOCATION

The land is located on the perimeter edge of the small rural village of Calton, which is to the north of the A523 Leek to Waterhouses road. The settlement of Waterhouses is 1.5 miles to the west, the market town of Leek is 9 miles to the north west and Ashbourne is 7 miles to the south east, both of which offer a comprehensive range of amenities. The land lies within the Peak District National Park and is just 4 miles from Ilam and Dovedale.

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 and then take the next left-hand turn onto Stony Lane signposted to Calton. Continue up and over the brow of the hill and on reaching Calton Village, turn left at the 'Y' junction, the land is on your immediate left with both gateways as identified by a 'Sale' board on each, opposite the entrance to Town Head Farm.

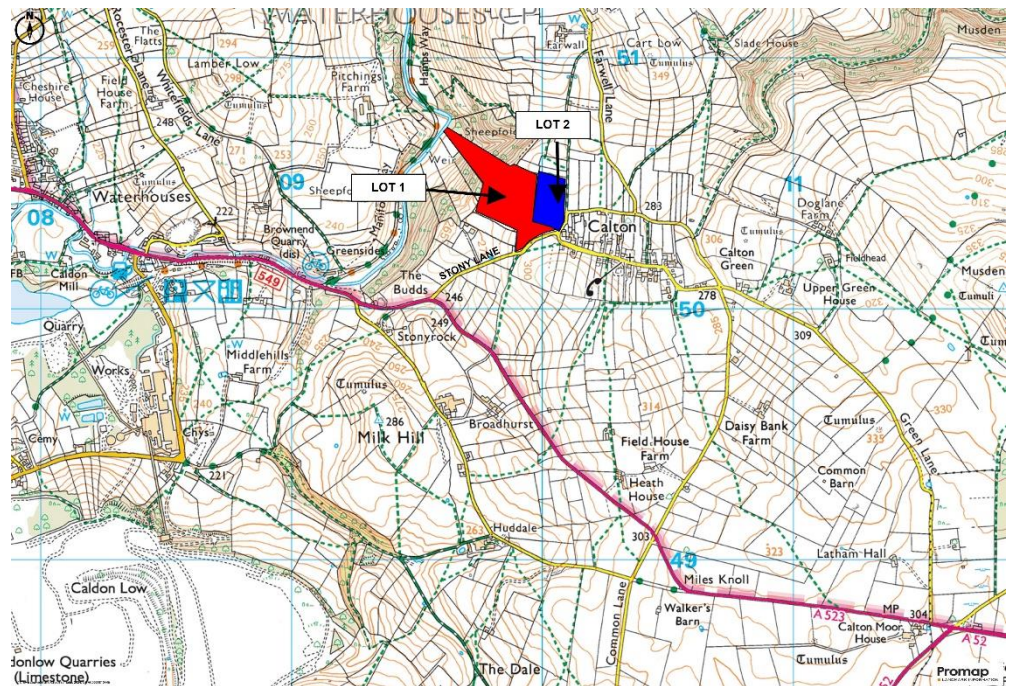
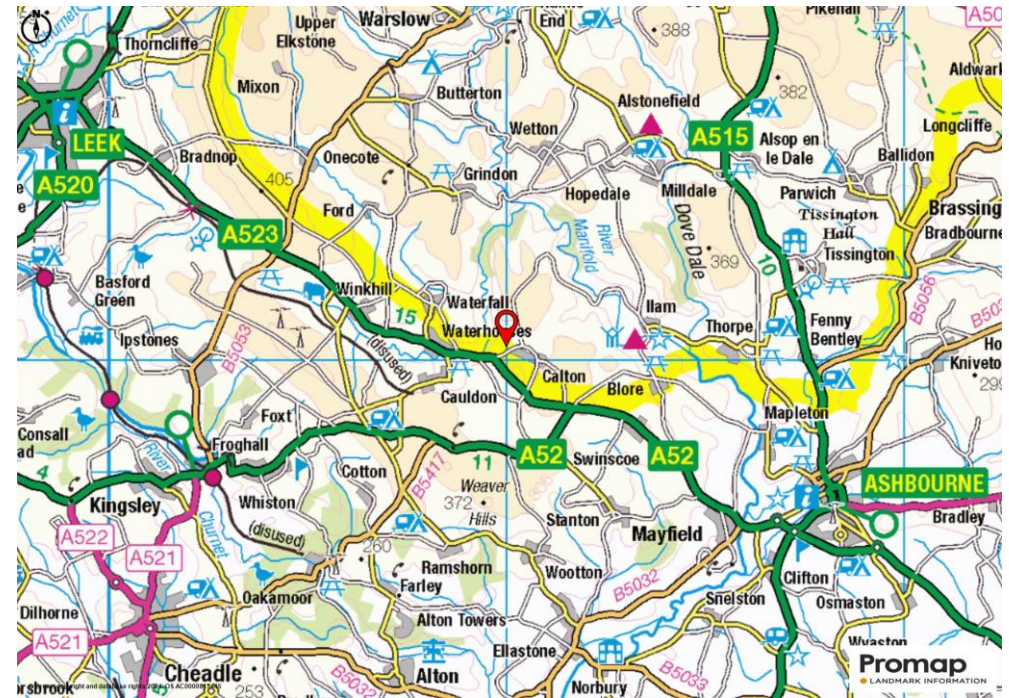
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Please also refer to the detailed plan on the back cover.

VIEWINGS

The land may be viewed strictly on foot 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 howsoever caused.



DESCRIPTION

Lot 1 – 18.15 Acres (7.34 Hectares) - Edged **RED** on the attached plan

The land has long road frontage to Stony Lane and has gated access off Back Lane opposite to the entrance to Town Head Farm.

It comprises firstly of four fields extending to approximately 14.37 acres of chiefly level, freely draining land over limestone, regular shaped and well suited to the grazing of livestock and horses & mowable for hay/silage. Beyond this and making up the remaining acreage there is a small steeply sloping field with panoramic views of the Hamps Valley, and a level grazing field in the valley bottom which borders the River Hamps.

Within the first roadside field, there is a weatherproof field barn measuring approximately 4.50 metres x 4.43 metres of stone construction under a tiled roof and in addition, there are the remains of a barn on the southwestern boundary and another one in the adjoining parcel.

Having not been farmed intensively for over 45 years, there is an abundance of meadow flowers inclusive of Cowslip, Vetches, Bluebell, Harebell, Common Orchard, Clovers, Plantain, Primrose, Yellow Rattle, Meadow Grasses and Field Scabious. The steeply sloping parcel is interspersed with a mixture of hawthorn and other native tree species, inclusive of Hazel, Elderberry, Blackthorn, Ash & Wild Rose.

The boundaries are a stockproof combination of dry-stone walls, mature Hawthorne hedgerows and post & wire fencing.



Lot 2 – 5.73 Acres (2.32 Hectares) - Edged BLUE on the attached plan

Lot 2 presents an exceedingly rare opportunity to purchase a field on the edge of Calton Village that seldom arises. It is chiefly level, has well fenced boundaries, the added benefit of a mains water supply connected and being over a bedrock of limestone it is freely draining and in good heart when inspected.

The field is accessed via a gateway off Back Lane opposite to Town Head Farm and comprises of a single parcel of chiefly level, regular shaped, productive grassland, well suited to the grazing of livestock/horses and mowable for hay/silage.

This field with lane frontage to both Back Lane and Donkey Lane is expected to be of strong interest to investors, equestrian parties, local and neighbouring landowners and a viewing comes highly recommended.



GENERAL PARTICULARS

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

Lots 1 & 2 - An overhead electricity pole line crosses the land.

Lot 1 - An underground mains sewer crosses the first roadside parcel.

The Land is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

SERVICES

Lot 1 – No mains services connected, purchasers will need to make their own enquires of the water authority concerning a new connection.

Lot 2 - A mains supply of water is connected, and the meter is situated at the entrance gateway opposite Town Head Farm.

TENURE AND POSSESSION

Both Lots are sold freehold and with vacant possession will be granted upon completion.

LAND BASED SCHEMES

Both Lots are not sold subject to any Countryside Stewardship Scheme or Sustainable Farming Incentive (SFI) Agreements and no Basic Payment Scheme delinking monies are included with the sale of the land.

FUTURE DEVELOPMENT

Lot 1 – There is no development overage provision to be applied to Lot 1.

Lot 2 – Due to it adjoining the edge of the village, close proximity to mains services (water, electric and main sewer) and having frontage to the village perimeter road of Back Lane and Donkey Lane, the sellers have instructed that this field it is sold subject to a development overage provision to be contained within the Contract of Sale, at a rate of 35% for a term of 25 years for the benefit of the vendor.

The overage provision will be triggered on the sale with the benefit of planning permission or the implementation of planning permission for residential or commercial uses.

Planning Consents for Agricultural or non-business Equestrian buildings or uses will be specifically excluded from the overage provision.

The above percentage is the share of the increase in the value from the current use value to the value with the benefit of planning permission.

LOCAL AUTHORITY

Staffordshire Moorlands District Council and the Peak District National Park Authority.

SITE OF SPECIAL SCIENTIFIC INTEREST

Lot 1 - The three valley side fields only extending to 5.15 acres form part of the Hamps & Manifold Valleys SSSI. As a result of this designation and the character of the land in general, it is considered to lend itself to inclusion within the new government environmental schemes and advantage taken of the available payments under these schemes.

ADDITIONAL INFORMATION CONTACT

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PARTICULARS

Particulars written July 2024

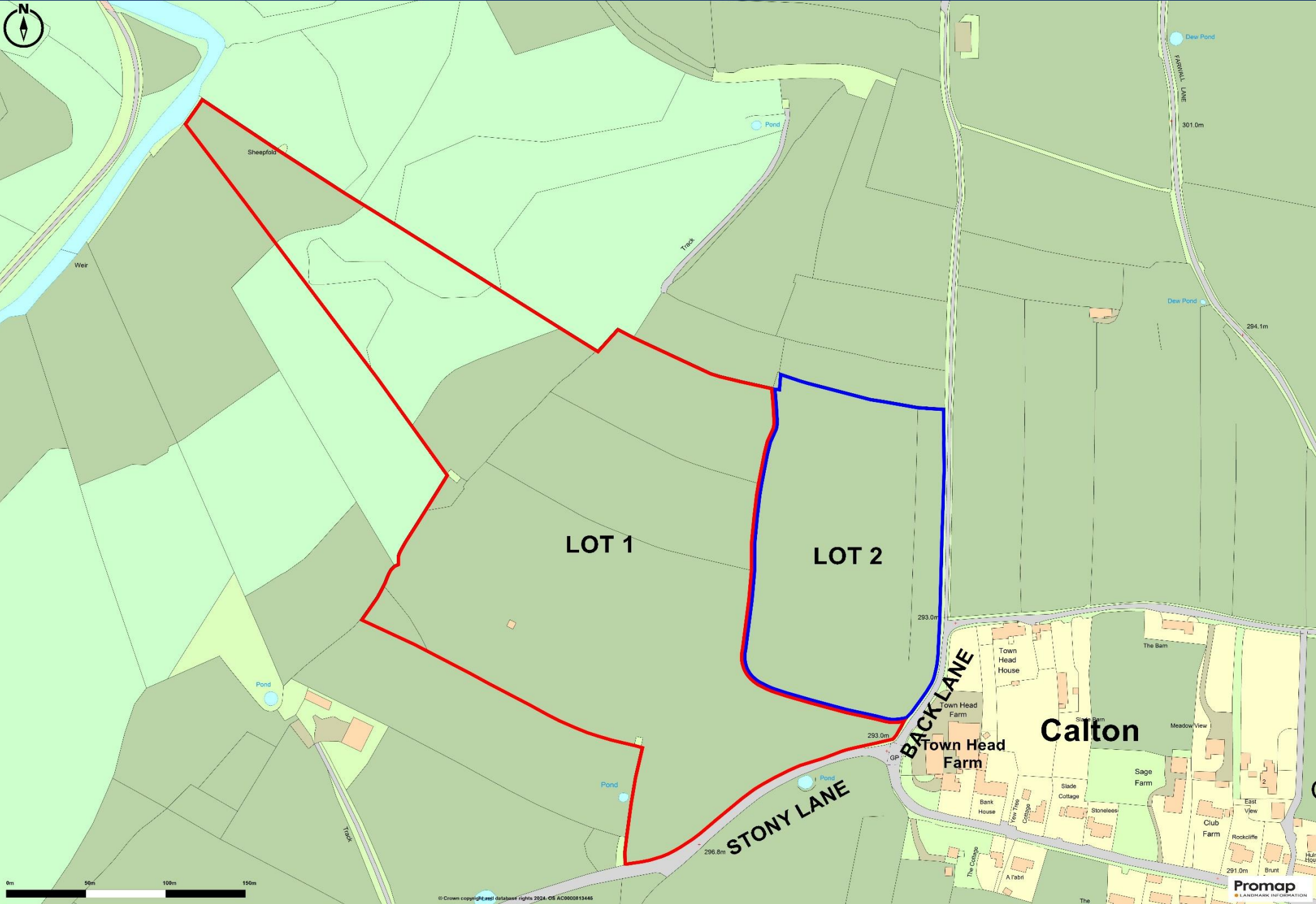
Photographs taken June 2024

IMPORTANT NOTICE

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- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of WHITTAKER & BIGGS has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by WHITTAKER & BIGGS or the Vendors or the Lessors of this property.
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- (vii) the property is sold subject to reserve(s).
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