

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PUBLIC AUCTION

Unless sold prior

On

Thursday 18th July 2024 at 7 pm prompt

Venue: Westwood Golf Club

Newcastle Road

Leek

ST13 7AA

73.56 ACRES OF GRASSLAND
AT GRINDON, LEEK, ST13 7TT

AVAILABLE IN 6 LOTS

Lot 1 – 2.05 Acres of Grassland

Lot 2 – 5.86 Acres of Grassland

Lot 3 – 3.90 Acres of Grassland

Lot 4 – 3.09 Acres of Grassland

Lot 5 – 25.65 Acres of Grassland

Lot 6 – 33.01 Acres of Grassland

The land is all situated on the outskirts of the village of Grindon as will be seen from the attached plan.

Please note: 'For Sale' boards will be erected on each of the lots for identification purposes.

Description – Lot 1 – 2.05 Acres – Edged in Red

Guide Price - £20-25,000

The land extends to 2.05 acres or thereabouts of permanent grassland, reasonably level in nature and considered to be in good heart and capable of growing good crops of grass suitable for mowing and grazing as desired.

With Gated Access to the land off a lane that runs along the western boundary.

It is also considered that the land may be of interest to those with equestrian interests or for amenity purposes being a small parcel of sound land suitable for mowing and grazing purposes.

The land is shown in the schedule below

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
7924	Grassland	<u>0.83</u>
		0.83 hectares or 2.05 acres or thereabouts

What three words //vibrating.visual.cascade

Services

We understand that the land is not connected to mains water and interested parties should make their own enquiries.

Description – Lot 2 – 5.86 Acres – Edged in Blue

Guide Price - £60-65,000

The land extends to 5.86 acres or thereabouts of permanent grassland, reasonably level in nature and considered to be in good heart and capable of growing good crops of grass suitable for mowing and grazing as desired.

The land has gated access off the lane that runs along the western boundary.

It is also considered that the land may be of interest to those with equestrian interests or for amenity purposes being a small parcel of sound land suitable for mowing and grazing purposes.

The land is shown in the schedule below

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
8012	Grassland	0.39
8504	Grassland	<u>1.98</u>
		2.37 hectares or 5.86 acres or thereabouts

What three words //bluntly.unleashed.kings

Services

We understand that the land is not connected to mains water and interested parties should make their own enquiries.



- **Sound Grassland with Good Road Frontage**
- **Suitable for Grazing & Mowing Purposes**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:
All statements do not constitute any part of, an offer of a contract;
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;
The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Description – Lot 3 – 3.90 Acres – Edged in Green

Guide Price - £40-45,000

The land extends to 3.90 acres or thereabouts of permanent grassland, reasonably level in nature and considered to be in good heart and capable of growing good crops of grass suitable for mowing and grazing as desired.

The land has gated access off Oldfields Lane.

It is also considered that the land may be of interest to those with equestrian interests or for amenity purposes being a small parcel of sound land suitable for mowing and grazing purposes.

The land is shown in the schedule below

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
4912	Grassland	<u>1.58</u> 1.58 hectares or 3.90 acres or thereabouts

What three words //remembers.pixel.rifled

Services

We understand that the land is not connected to mains water and interested parties should make their own enquiries.



Description – Lot 4 – 3.09 Acres – Edged in Purple

Guide Price - £30-35,000

The land extends to 3.09 acres or thereabouts of permanent grassland, reasonably level in nature and considered to be in good heart and capable of growing good crops of grass suitable for mowing and grazing as desired.

The land has gated access off Oldfields Lane.

It is also considered that the land may be of interest to those with equestrian interests or for amenity purposes being a small parcel of sound land suitable for mowing and grazing purposes.

The land is shown in the schedule below

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
4704	Grassland	<u>1.25</u> 1.25 hectares or 3.09 acres or thereabouts

What three words //unite.scrubbing.taller

Services

We understand that the land is not connected to mains water and interested parties should make their own enquiries.



Description – Lot 5 – 25.65 Acres – Edged in Turquoise adjoining Lot 6.

Guide Price - £170-190,000

The land extends to 25.65 acres or thereabouts of permanent grassland, reasonably level in nature and considered to be in good heart and capable of growing good crops of grass suitable for mowing and grazing as desired.

The land has gated access off Fairview Road as you approach the village of Grindon.

The land is shown in the schedule below

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
0434	Grassland	1.99
8206	Grassland	1.96
0520	Grassland	2.63
3121	Grassland	1.76
9606	Grassland	<u>2.04</u>
		10.38 hectares or 25.65 acres or thereabouts

What three words //duty.node.dive

Services

We understand that the land is not connected to mains water and interested parties should make their own enquiries.

Description – Lot 6 – 33.01 Acres – Edged in Orange adjoining Lots 3,4, and 5.

Guide Price - £180-200,000

The land extends to 33.01 acres or thereabouts of permanent grassland, which adjoins Lot 3. It is reasonably level in nature and considered to be in good heart and capable of growing good crops of grass. Recently the land has been used for grazing purposes.

The land has gated access off Oldfields Lane.

The land is shown in the schedule below

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
1106	Grassland	2.75
2306	Grassland	2.55
3608	Grassland	1.86
2890	Grassland	<u>6.20</u>
		13.36 hectares or 33.01 acres or thereabouts

What three words //rotation.isolated.litigate

Services

We understand that the land is not connected to mains water and interested parties should make their own enquiries.



Tenure and Possession

All the land 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 and Staffordshire Moorlands District Council and 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

At any reasonable time with a set of these 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 immediately at the end of the auction. The buyer will be provided with a VAT receipt following the auction.

Solicitors

Kelly Myatt
Tinsdills Solicitors
10 Derby Street
Leek
Staffordshire
ST13 5AW

Tel No: 01538 399332

Conditions of Sale

The conditions of the sale will be available 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.

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.

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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