



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Lower Martinslow Farm Grindon, Grindon Nr Leek, ST13 7RL Auction Guide £300,000

FOR SALE BY ONLINE AUCTION (unless sold by private treaty)- WEDNESDAY 31ST JULY 2024

Lower Martinslow Farm offers a three bedroom detached farmhouse, located close to the popular village of Grindon, near Leek, Staffordshire. The property would benefit from internal modernisation and improvement, however it would make an ideal small holding for those wishing to pursue a rural lifestyle, and has the benefit of numerous outbuildings. The property sits in 4.72 acres or thereabouts and enjoys a unique position within the Hamps Valley and had excellent views across the local countryside.

Guide Price: £300,000 - £400,000

REGISTRATION FOR BIDDING AND AUCTION PACK AVAILABLE SEVEN DAYS BEFORE THE AUCTION THROUGH OUR WEBSITE.



### Situation

The property is located at Martinslow, close to the popular village of Grindon and enjoys an exclusive position within the Hamps Valley, in the picturesque Staffordshire Moorlands Countryside. The town of Leek is within a twenty minute drive as is the town of Ashbourne.

The what3words location is:  
///relishes.workshop.protected

### Accommodation Comprises:

Kitchen 10'3" x 9'1" (3.13 x 2.78)



Kitchen units, stainless steel sink unit, plumbing for washing machine, door and window to front.

Utility Room 12'0" x 9'6" (3.66 x 2.92)



Window to rear, base and wall cupboards.

Living Room 12'1" x 11'9" (3.69 x 3.60)



Tiled fireplace, windows to front and rear.

Front Room 11'7" x 10'8" (3.55 x 3.27)



Window to front, brick fireplace with electric fire.

### First Floor Landing

Bedroom One 11'10" x 9'6" (3.63 x 2.90)



Window to side, storage heater. Built in wardrobe.

Bedroom Two 12'4" x 12'0" (3.77 x 3.66)



Window to front.

Bathroom 11'2" x 9'7" (3.42 x 2.94)



Cast iron bath, low level we, pedestal wash basin, storage heater, window to front. Built in airing cupboard.

Bedroom Three 11'11" x 10'4" (3.65 x 3.17)



Windows to front, stand alone storage heater.

Fuel Store 9'3" x 7'2" (2.83 x 2.20)

Stone and tiled fuel store.

Former Pig Stys 22'11" x 19'7" (7.0 x 5.98)

Stone, wood and part tiled and corrugated roofed outbuilding. Concrete floor.

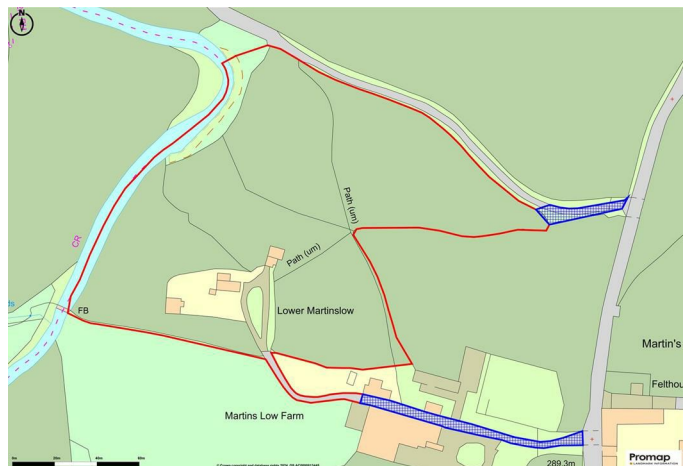
Stock Shed 34'2" x 24'3" (10.42 x 7.40)

Max measurements. Concrete base, four cubicles, sheep pens.

Outside



Land



Land extending to approximately 4.72 acres or

thereabouts, being undulating in nature, but capable of providing good sheltered grazing for livestock or horses.



### Fishing Rights

We understand that the property has the benefit of fishing rights to the river Hamps along the length of river which the land fronts onto, and also fishing rights were retained on other adjacent land which used to form part of the property. Further details will be contained within the legal pack.

### Viewing

By prior arrangement through Graham Watkins & Co.

### Services

We believe the property is connected to mains electricity and water, with drainage by private means.

### Access

The principle access to the property is via a right of way through Martinslow Farm, which we have shown hatched blue on the attached plan.

There is also a second right of way further north

which serves the land, which we have also shown hatched blue on the plan.

Full details of the rights of way will be contained within the legal pack.

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### 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.

### Solicitors

Ms Greta Williamson  
A H Brooks & Co  
Derby House  
Derby Street  
Leek  
ST13 6JG

01538 383201

### Graham Watkins Online Auction

Graham Watkins & Co Online Auctions is a new, innovative and pioneering platform for buying and selling property.

It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure free from the comfort of your own home or office via desktop, tablet or mobile phone.

### Registration

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Graham Watkins & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below. Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. Driver's licence or passport) and recent proof of address (dated within the last 3 months). This is

required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

### Terms and Conditions

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

### Specify Your Solicitor

PROVIDE DETAILS OF YOUR CHOSEN SOLICITOR

You will be asked to provide details of your chosen solicitor, so that in the event of you winning the lot we can initiate the necessary legal proceedings between yours and the vendor's solicitors.

### AML Check

COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK

Graham Watkins are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance number.

### Bidder Security

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a hold on funds on your account for the bidder security amount (often known as a payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

### Due Diligence

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

### Bidding

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Having set your preferred bid amount and clicking the 'Place Bid' button, you will be asked to confirm your bid at which point it will be placed.

Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

### Fall of the Gavel

FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 28 days following the close of the auction but this will be confirmed within the legal documentation.

### Buyers 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.

### 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.

# Plan



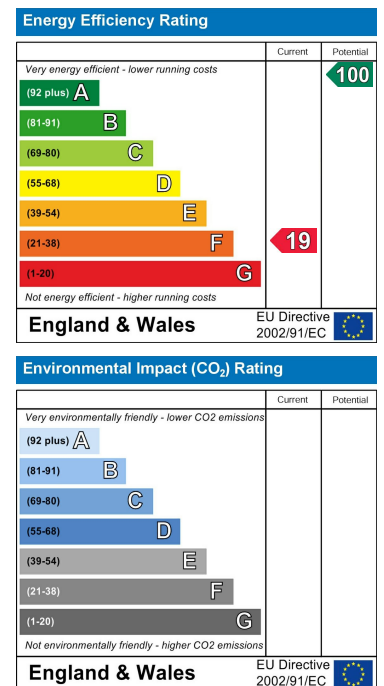
Total area: approx. 1124.9 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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