



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Land at Brunt Moor, Monyash, Bakewell, DE45 1JR

Auction Guide £175,000

FOR SALE BY PUBLIC AUCTION (unless sold prior)- THURSDAY 8TH MAY
WESTWOOD GOLF CLUB, LEEK, ST10 7AA - 7PM

An exciting opportunity to purchase land in a popular rural location of interest to farmers, investors or those with environmental interests.

The land extends to 25.22 acres or thereabouts. The land benefits from three access points from The Rake and is suitable for mowing and grazing purposes.

GUIDE PRICE - £175,000 - £225,000

Directions

From our office on Derby Street, Leek, head north then turn right at the crossroads onto Buxton road (A53), continue for 5.3 miles. Turn right onto Leek road then continue for 4.2 miles. At the crossroads in Longnor continue straight on onto High Street, After 1.8 miles turn right, follow this road for approximately 2.0 miles then turn left. Upon reaching the main road, turn left then shortly after turn right onto the rake, the land is on the left roughly 0.7 miles after turning onto the rake.

Situation

The land is located on the outskirts of Monyash, a small village in the Peak District National Park, approximately 9.8 miles from Buxton, 6.2 miles from Bakewell, 12.5 miles from Ashbourne

Description

This is a parcel of permanent grassland which is considered to be in good heart being laid to permanent pasture. The land extends to approximately 25.22 acres.

There is a public footpath that travels across the land, this is shown on the map.

The land benefits from being in a very accessible location, and will be of interest to farmers as well as investors and those with environmental or conservation interests.

Services

We understand that this land is not connected to mains services.

Tenure and Possession

All of the land is 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 Derbyshire County Council and Derbyshire Dales District Council.

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.

Viewing

At any reasonable time with a set of these particulars.

Buyer(s) Fee

The successful buyer 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.

Vendors Solicitors

Victoria Astle
Franklin & Co
Town Hall Chambers
Anchor Square
Bakewell
Derbyshire
DE45 1DR

Conditions of Sale

The conditions of the sale will be available through the Auctioneers seven days prior to the sale unless sold prior to auction. 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

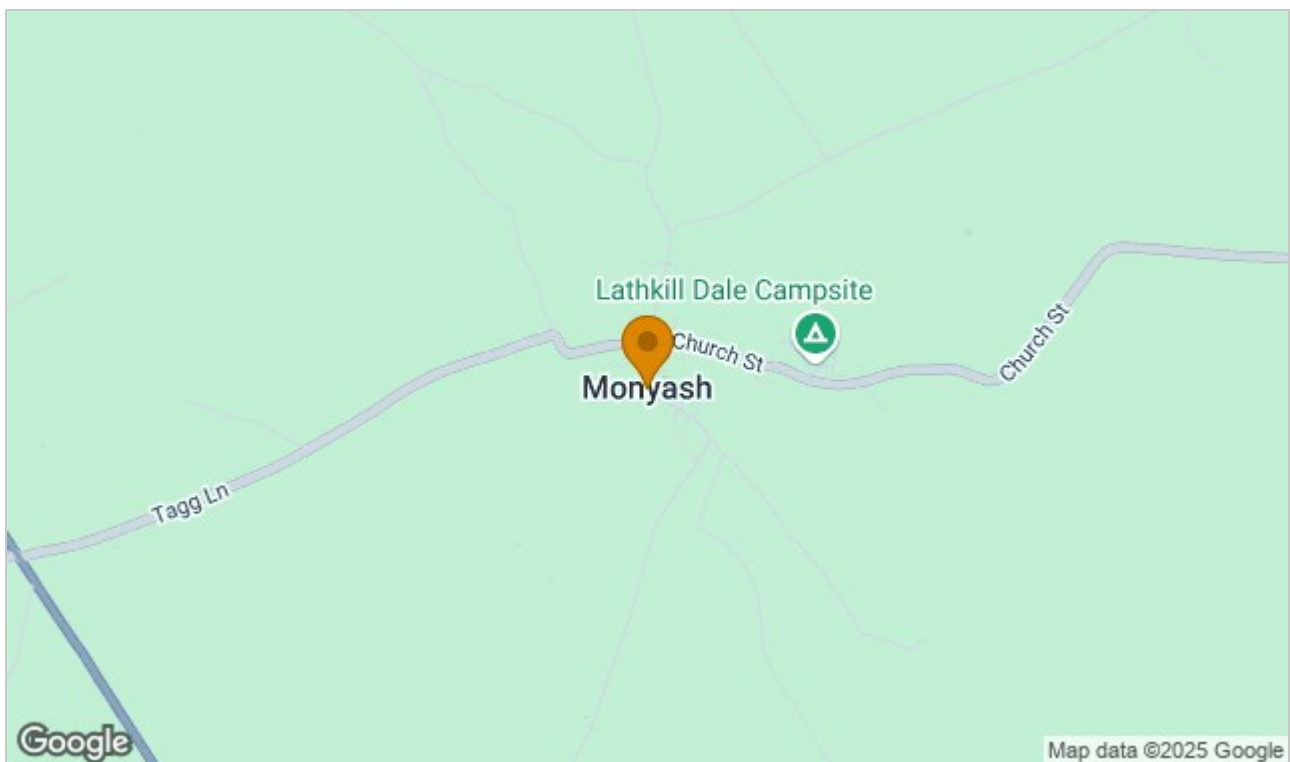
Thinking of Moving?

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.

Floor Plan



Area Map



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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>