

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PUBLIC AUCTION

(Unless Sold Prior)

On Thursday 12th June 2025

Venue: Westwood Golf Club, Newcastle Road, Leek, ST13 7AA



Lot One



Lot Two

**50.74 Acres or Thereabouts (To be Sold in Two Lots)
Land at Boosley Grange, Newtown,
Nr Longnor, Buxton, Derbyshire, SK17 0ND**

Situation

The land is located at Newtown, near Longnor in the Peak District National Park. It is 8.8 miles from Leek and 9.7 miles from Buxton as indicated by the agent's 'For Sale' boards.

A ring fenced block of grassland split into two lots, enjoying an elevated location set in picturesque countryside with outstanding views over the surrounding countryside.

What three words //skirting.tadpole.onion

Lot One - 25.37 Acres or thereabouts

Guide Price - £ 7,000 - £10,000 Per Acre

The land is considered to be in good heart and capable of growing good crops of grass. The land is partly undulating in nature although there is a good section that provides reasonably level grassland for grazing or mowing purposes as desired.

The land will be of interest to adjoining farmers or those looking for a block of land in its own right or those with conservation and environmental interests.

The land is edged in red on the attached plan.

Please note that the purchaser of Lot One will be responsible for the boundary between points A & C.



Lot Two - 25.38 Acres or thereabouts

Guide Price - £5,000 - £6,000 Per Acre

This is a block of grassland being slightly undulating in places, mainly suitable for grazing and part is suitable for mowing.

The land is considered to be in good heart and will be of interest to adjoining farmers or those looking for a block of land in its own right or those with conservation and environmental interests.

The land is edged in blue on the attached plan.



Boundaries

You will note from inspection of the land that the boundary fence between A & B is in poor condition, and it will be the responsibility of the purchaser of Lot One . Between points B & C there is no boundary fence and is plotted with wooden pegs. The purchaser of lot one is required to put a fence to separate the land using the pegs as a guide.

Services

We understand that the land is not connected to mains water, but we understand mains water is on the road and interested parties should make their own enquiries to obtain a connection if required. There is a natural water supply in lot two.

Access

Lot One is accessed off a private lane to Boosley Grange and will be granted a right of way. Lot two is accessed off the road between Newtown and Shawfield.

Tenure and Possession

The property 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, Staffordshire Moorlands District Council and also the Peak Park National 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

Sara Pickerin
Tinsdills Solicitors
10 Derby Street
Leek
Staffordshire
ST13 5AW

Tel Number: 01538 399332

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.

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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