

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**FOR SALE BY PUBLIC AUCTION**

**(Unless Sold Prior)**

**On Thursday 12<sup>th</sup> June 2025**

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



**3.64 Acres or thereabouts of Grassland  
At Dog Lane, Butterson, Nr Leek, Staffordshire,  
ST13 7TH**

**Guide Price: £40,000 - £50,000**

### **Situation**

The land is situated on the outskirts of the village of Butterton with good road frontage onto Dog Lane. The location of the land is shown on the attached plan.

What3Words Location Code: ///campsites.merit.dreading

### **Description**

The land comprises an enclosure of slightly sloping sound grassland being suitable for either mowing or grazing purposes.

The land has good road frontage along the eastern boundary from which there is a gated access.

The land will be of interest to those looking for a small parcel of land for either equestrian use or as hobby farming.

The land can be further described in the schedule below: -



| <u>OS Field No.</u>              | <u>Description</u> | <u>Area (Ac)</u> |
|----------------------------------|--------------------|------------------|
| 1093                             | Grassland          | 1.68             |
| 1794                             | Grassland          | <u>1.96</u>      |
| <b>3.64 acres or thereabouts</b> |                    |                  |

### **Services**

The land is believed not to have a mains water connections. Interested parties should make their own enquiries.

### **Tenure and Possession**

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

### **Local Authority**

The local authorities are Staffordshire County Council, Staffordshire Moorlands District Council and also the Peak Park National Authority, to whom interested parties should make their enquiries of planning or other relevant matters.

### **Viewings**

At any reasonable time with a set of these particulars.

### **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.

### **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 on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

### **Mapping**

The plans provided in these particulars are indicative and for identification purposes.

### **Wayleaves & Easements**

The land 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.

### **Solicitors Details**

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

Tel Number: 01538 399332

- **Sound Block Grassland Suitable for Grazing or Mowing**
- **Good Road Frontage and Gated Access**

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.



## Plan of the Land

