



# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

01538 373308  
ENQUIRIES@GRAHAMWATKINS.CO.UK



**Moss carr Farm, Hollinsclough, Buxton, Derbyshire, SK17 0RQ**  
**For Sale by Private Treaty**  
**Available as a Whole or in Seven Lots**





Moss carr Farm offers a unique opportunity to purchase a well-positioned and picturesque property nestled near the quaint and well sought after village of Hollinsclough. Situated in the heart of the Staffordshire Moorlands and sitting in the southwest of the Peak District National Park this property enjoys an exceedingly idyllic setting.

The property is available as a whole or in seven lots, offering a total of 137 acres of grassland altogether along with a range of agricultural and equestrian outbuildings ready for use, also having potential for alternative uses subject to necessary consent. The farmhouse provides spacious living accommodation and is subject to an agricultural occupancy condition.

The property boasts panoramic views of the Peak District National Park, tucked below the famed Chrome Hill and Parkhouse Hill.

The property presents an exciting opportunity for either farmers, equestrian enthusiasts, environmentalists or those simply looking for a rural property in an exquisitely picturesque setting.



## SITUATION

Moss carr Farm is situated close to the small rural village of Hollinsclough, to the Southwest of the Peak District and the heart of the Staffordshire Moorlands.

The property lies approximately 8 miles from Buxton, 11 miles from Bakewell and 11 miles from Leek.

## DIRECTIONS

From our Leek office, take the A53 towards Buxton for approximately 5 miles, taking a right hand turn along Leek Road towards Longnor. Continue along this road for approximately 4 miles, at the crossroads before Longnor Village turn left onto the A5053 (Buxton Road). After approximately 0.2 miles take a left hand turn along Top Edge Road, follow this road and after approximately 0.5 miles turn right onto New Road. Moss Carr Farm will be situated on the right-hand side after approximately 1 mile, signposted with one of our 'For Sale' signs.

**what3words:**

**///renews.food.gloom**



**MOSSCARR FARM, HOLLINSCLOUGH,**  
**BUXTON, DERBYSHIRE, SK17 0RQ**

**AVAILABLE AS A WHOLE OR IN SEVEN LOTS**

**WHOLE - MOSSCARR FARMHOUSE, RANGE OF FARM BUILDINGS AND 137 ACRES OF GRASSLAND**

**OIRO £1,500,000**

**LOT ONE – MOSSCARR FARMHOUSE, RANGE OF FARM BUILDINGS AND 21 ACRES OF GRASSLAND**

**OIRO £800,000**

**LOT TWO - 3.75 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

**OIRO £40,000**

**LOT THREE - 40.35 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

**OIRO £225,000**

**LOT FOUR – 17.71 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

**OIRO £125,000**

**LOT FIVE – 6.22 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

**OIRO £40,000**

**LOT SIX – 11.73 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR**

**OIRO £70,000**

**LOT SEVEN - 36.39 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

**OIRO £200,000**



## **LOT ONE: MOSSCARR FARMHOUSE, RANGE OF FARM BUILDINGS AND 21 ACRES OF GRASSLAND**

Moss carr Farm offers a relatively new built stone and tile three-bedroom dwelling house, with a range of agricultural and equestrian outbuildings mainly constructed of concrete block along with a principal portal frame and sheeted livestock building, together with 21 acres or thereabouts of grassland.

### **Please Note**

The property is subject to an Agricultural Occupancy Condition, please see further information regarding the condition below.

The property briefly comprises the following accommodation: -

### **Front Door into Entrance Hallway**

#### **Entrance Hallway**

With stairs off.

#### **Kitchen – 3.64m x 6.04m**

With tiled floor, wall and base units, Stanley oven, windows to three elevations and exposed beams.

#### **Living Room – 3.64m x 6.05m**

With wooden floor, log burner set in stone surround, radiator and windows to three elevations.

#### **Utility – 3.67m x 1.63m**

With tiled floor.

#### **WC**

With WC and hand wash basin.

#### **Porch**

With tiled floor.



Staircase leading to **First Floor Landing** and giving access to: -

**Bedroom One – 3.64m x 6.07m**

With carpet floor, radiator and window to three elevations.

**Bedroom Two – 3.66m x 3.99m**

With carpet floor, radiator and window to one elevation.

**Bedroom Three – 2.95m x 3.64m**

With wooden floor, built in wardrobe, radiator and window to one elevation.

**Bathroom**

With WC, bath and shower above, hand wash basin, built in base cupboards, wooden floor and window to one elevation.

**OUTSIDE**

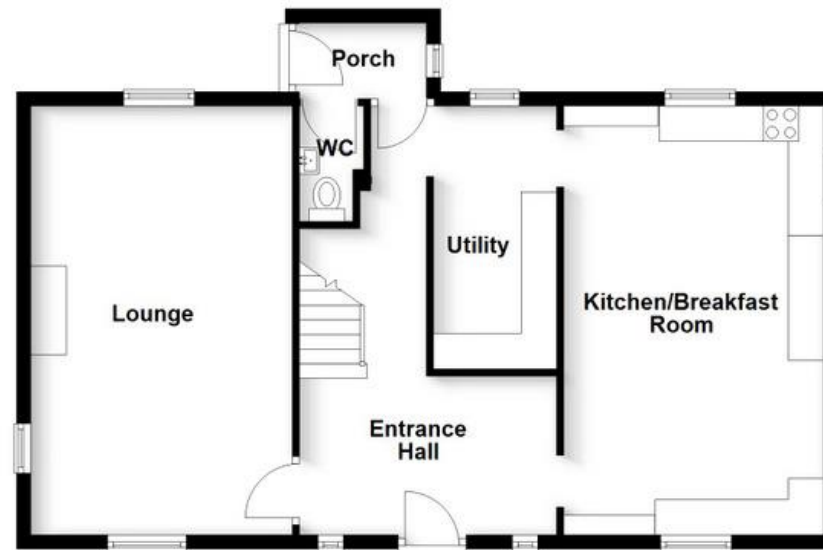
To the front of the property is a spacious stone walled garden offering views of the land beyond and to the rear is a concrete and hardcore area offering parking for multiple vehicles.



## FLOOR PLAN

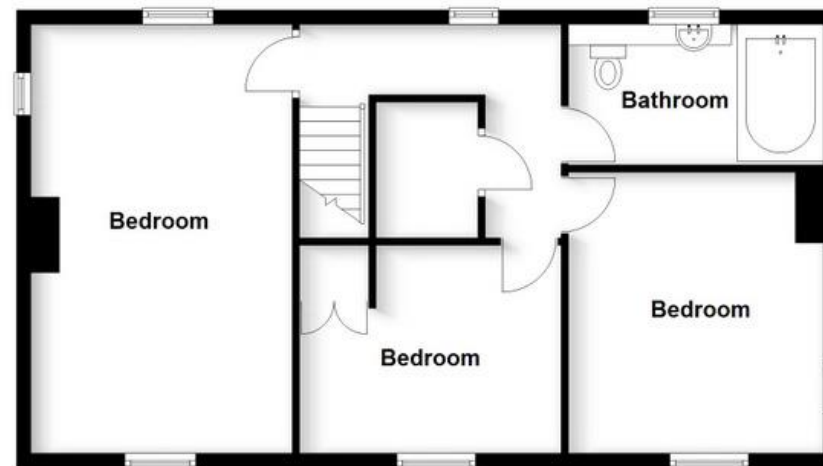
### Ground Floor

Approx. 751.5 sq. feet



### First Floor

Approx. 728.9 sq. feet



Total area: approx. 1480.4 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://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.

## ENERGY PERFORMANCE CERTIFICATE

Valley View Moss Carr Farm Buxton SK17 0RQ		Energy rating <div>E</div>	Score	Energy rating	Current	Potential
			92+	A		
			81-91	B		
			69-80	C		
Valid until 1 June 2035	Certificate number 2517-1323-1850-2371-5091	55-68	D	51 E	74 C	
		39-54	E			
Property type Detached house		21-38	F			
		1-20	G			
Total floor area 135 square metres						



## **FARM BUILDINGS**

The property comprises a range of outbuildings, mainly converted and used for equine purposes, consisting of some traditional outbuildings and some more modern portal/ timber frame and sheeted machinery/ livestock buildings.

### **Please Note**

The buildings are numbers and relate to the Building Plan shown below and are for reference purposes only. The area hatched in red on the Building Plan is the neighbouring property and is **NOT** included within the sale of Moss carr Farm.

The outbuildings briefly comprise the following: -

#### **1 ~ Concrete and Flat Roof Outbuilding**

Comprising the following: -

**Stable – 3.42m x 3.06m**

**Stable – 3.00m x 2.21m**

**Brick and Sheeted Lean Too – 3.14m x 1.26m**

#### **2 ~ Stone and Sheeted Outbuilding -**

**3 ~ Log Store – 4.21m x 5.95m**

#### **4 ~ Stone and Sheeted Shippon**

Comprising the following: -

**Loose Box/ Stable – 4.64m x 5.68m**

With loft above.

**Barn – 16.83m x 5.77m**



### **5 ~ Adjoining Block and Sheeted Outbuilding**

Comprising the following: -

**Stable/ Loose Box – 5.64m x 4.44m**

**Stable Block – 16.92m x 5.38m**

Consisting of 4 stables.

### **6 ~ Stone and Concrete Shippon with loft above**

Comprising the following: -

**Stable 1 – 5.18m x 2.35m**

**Stable 2 – 2.10m x 5.19m**

**Stable 3 – 4.89m x 2.83m**

**Stable 4 – 3.86m x 4.97m**

### **7 ~ Concrete Block and Sheeted Livestock Building – 7.86m x 25.28m**

With concrete floor.

### **8 ~ Portal Frame and Sheeted Agricultural Building – 10.79m x 25.28m**

With earth floor, half concrete panel and half sheeted walls.

### **9 ~ Concrete and Concrete Roof Livestock Building – 10.50m x 26.75m**

With feed passage to centre and loose housing with feed barriers.

### **10 ~ Adjoining Block and Sheeted Outbuilding**

Comprising the following: -

**Loose Box/ Pull Pen – 3.78m x 3.71m**





**Stable 1 – 2.82m x 3.73m**

**Stable 2 – 3.76m x 3.74m**

**Stable 3 – 3.42m x 3.77m**

**Stable 4 – 3.33m x 3.76m**

**Stable 5 – 3.40m x 3.75m**

**Stable 6 – 3.93m x 3.33m**

**11 ~ Block and Sheeted Workshop/ Garage – 8.88m x 13.20m**  
With pit.

**12 ~ Sheeted Lean Too – 7.07m x 10.23m**

**13 ~ Brick and Sheeted Outbuilding – 5.65m x 18.08m**  
Comprising 5 stables and corn store.

**Menage**

**FYM Store**

**Horse Walker/ Handling Pen**



## PLAN OF FARM BUILDINGS





## LAND

The land comprising Lot One extends to 21 acres or thereabouts altogether and surrounds the holding from each direction. The land is relatively level in nature and is considered to be in reasonable heart, suitable for mowing or grazing purposes and is all laid to permanent pasture. The land has good, gated access from New Road and is also accessible through the farmyard.

The land is not connected to mains water supply; however, natural water is available over the land via springs.

The land can be further described in the following schedule below and can be shown edge in red on the attached plan below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
0508	Grassland	2.48
Pt 2316	Grassland	1.48
0793	Grassland	0.45
1873	Grassland	<u>4.11</u>
		<b>8.52 Hectares</b>
		<b>Or 21.05 Acres</b>
		<b>Or Thereabouts</b>







LOT ONE  
MOSSCARR FARMHOUSE, RANGE OF  
FARM BUILDINGS AND 21 ACRES OF  
GRASSLAND



## **LOT TWO: 3.75 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

Lot two offers a singular parcel of grassland extending to 3.75 acres or thereabouts altogether, being relatively level in nature and suitable for mowing or grazing purposes. The land has good, gated access from New Road. The land would be suitable for equestrian enthusiasts, or those looking to occupy a small parcel of amenity land.

The land is not connected to a mains water supply.

The land can be further described in the following schedule below and can be showed edged in blue on the attached plan: -

<b><u>OS Field No.</u></b>	<b><u>Description</u></b>	<b><u>Area (Ha)</u></b>
3455	Grassland	<u>1.52</u> <b>1.52 Hectares</b> <b>Or 3.75 Acres</b> <b>Or Thereabouts</b>



### **LOT THREE: 40.35 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

Lot three extends to 40 acres or thereabouts and is level in nature. The land is suitable for grazing purposes only and has good, gated access from Carr Lane. The land is subject being in Moss Carr SSSI and would be of interest to farmers or those with environmental pursuits.

The land is not connected to mains water supply; however natural water is available over the land.

The land can be further described in the following schedule below and can be shown edged in green on the attached plan: -

<b><u>OS Field No.</u></b>	<b><u>Description</u></b>	<b><u>Area (Ha)</u></b>
0933	Grassland	2.14
Pt 2316	Grassland	6.85
3409	Grassland	0.68
2892	Grassland	<u>6.66</u>
		<b>16.33 Hectares</b>
		<b>Or 40.35 Acres</b>
		<b>Or Thereabouts</b>





#### **LOT FOUR: 17.71 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

The land extends to 17 acres or thereabouts altogether and is relatively level in nature. The land is considered to be in reasonable heart with good, gated access from New Road. The land would be of interest to farmers.

The land is not connected to mains water supply; however natural water is available over the land.

The land can be further described in the following schedule below and can be shown edged in yellow on the attached plan: -

<b><u>OS Field No.</u></b>	<b><u>Description</u></b>	<b><u>Area (Ha)</u></b>
4274	Grassland	3.84
4855	Grassland	<u>3.33</u>
		<b>7.17 Hectares</b>
		<b>Or 17.71 Acres</b>
		<b>Or Thereabouts</b>



### **LOT FIVE: 6.22 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

The land extends to 6 acres or thereabouts altogether and is undulating in nature. The land is considered to be in reasonable heart, suitable for grazing purposes only. The land would be of interest to those with environmental pursuits.

The land is not connected to mains water supply; however natural water is available over the land.

The land can be further described in the following schedule below and edged in purple on the attached plan: -

<b><u>OS Field No.</u></b>	<b><u>Description</u></b>	<b><u>Area (Ha)</u></b>
6241	Grassland	2.41
7530	Grassland	<u>0.11</u>
		<b>2.52 Hectares</b>
		<b>Or 6.22 Acres</b>
		<b>Or Thereabouts</b>





**LOT SIX: 11.73 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

The land extends to 11 acres or thereabouts altogether in a singular parcel, being very undulating in nature. The land is considered to be in reasonable heart and suitable for grazing purposes only. The land has gated access from New Road.

The land is not connected to mains water supply; however natural water is available over the land.

The land can be further described in the following schedule below and can be shown edged in orange on the attached plan: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
5331	Grassland	<u>4.75</u> <b>4.75 Hectares</b> <b>Or 11.73 Acres</b> <b>Or Thereabouts</b>



### **LOT SEVEN: 36.39 ACRES OR THEREABOUTS OF GRASSLAND AT MOSSCARR FARM**

The land extends to 36 acres or thereabouts altogether and is very undulating in nature, considered to be in reasonable heart. The land is all laid to permanent pasture, with areas of woodland and is suitable for grazing purposes only. The land has multiple points of gated access from New Road and would be of interest to farmers, and those with environmental pursuits.

The land is not connected to mains water supply; however natural water is available over the land.

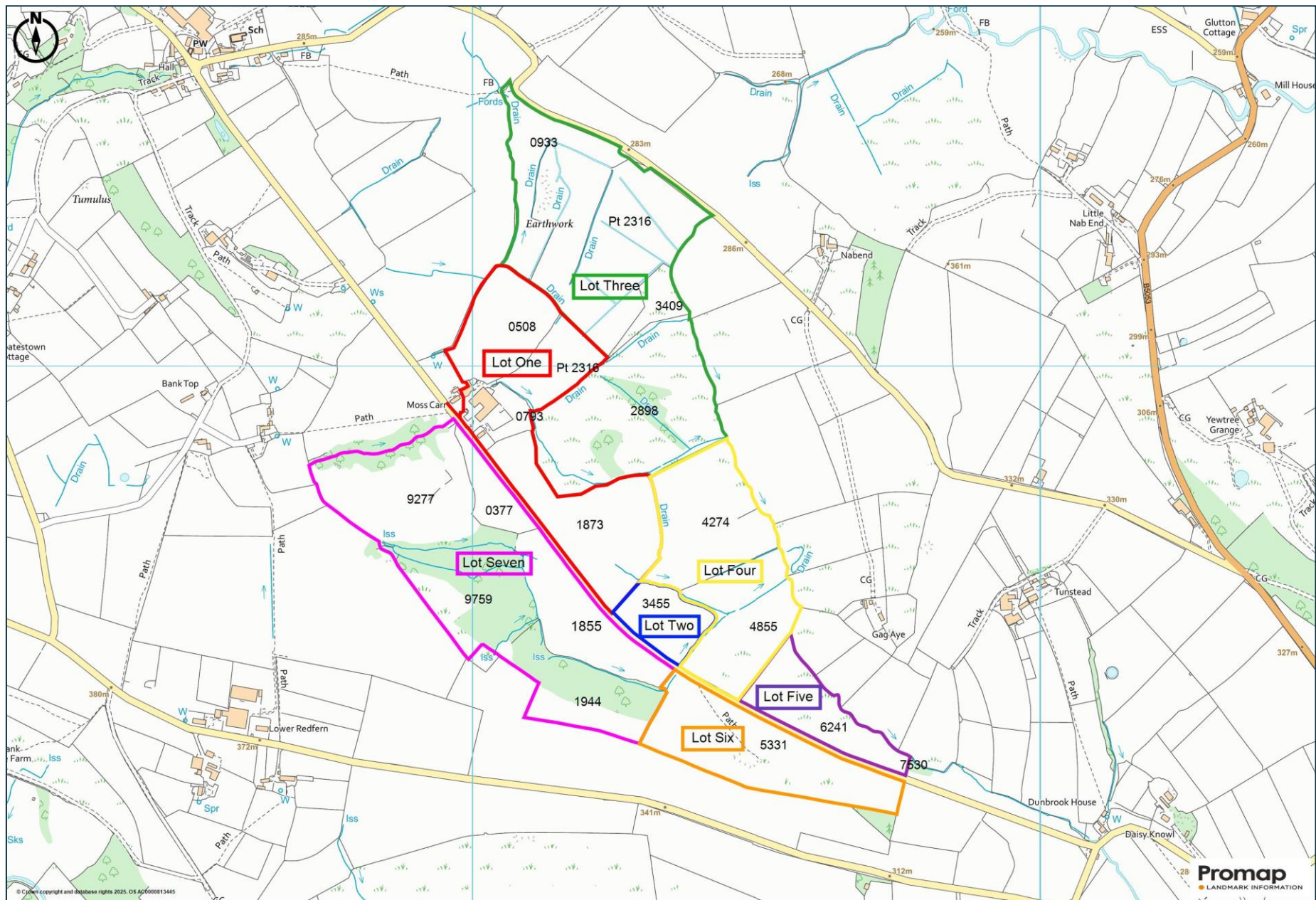
The land can be further described in the following schedule below and can be shown edged in pink on the attached plan: -

<b><u>OS Field No.</u></b>	<b><u>Description</u></b>	<b><u>Area (Ha)</u></b>
1944	Woodland	2.76
1855	Grassland	2.86
0377	Grassland	1.02
9277	Grassland	4.22
9759	Woodland	<u>3.87</u>
		<b>14.73 Hectares</b>
		<b>Or 36.39 Acres</b>
		<b>Or Thereabouts</b>





# PLAN OF LAND



### **AGRICULTURAL OCCUPANCY CONDITION**

The farmhouse is subject to an agricultural occupancy condition; the condition outlines the following: -

‘The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed on the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry for a dependant of such a person residing with him or her, or a widow or widower of such a person’.

### **ENVIRONMENTAL STEWARDSHIP**

The land is entered into an Environmental Stewardship Agreement AG00423939 which runs until 30/04/2028. Full details are available from the agents and the buyer of the land will be required to enter into a transfer document in order to continue with the agreement and receive the future annual payments in respect of the land being sold until the 30/04/2028.

### **LAND DESIGNATIONS**

Part of the land in lots 3 and 4 is subject to Moss Carr SSSI (Sight of Special Scientific Interest), designated sites which have been protected due to their specific aspect of biological or earth heritage interest. More information can be found on the Natural England website and interested parties should make their own enquires.

### **SERVICES**

We understand that the property is connected to mains and spring water, oil fired central heating and drainage being by private means.

### **LOCAL AUTHORITY**

The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council, to whom all enquiries of planning or other relevant matters should be addressed. The property also falls within the Peak District National Park Authority.

### **COUNCIL TAX BAND**

The property falls under the council tax band D.

### **TENURE AND POSSESSION**

We believe the property is freehold and vacant possession will be given upon completion.



## **VIEWINGS**

Strictly by appointment only by prior arrangement through Graham Watkins & Co. Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

## **WAYLEAVES & 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.

## **MEASUREMENT**

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

## **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.

## **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 buyer is advised to obtain verification from their Solicitor or Surveyor.

## **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](mailto:enquiries@grahamwatkins.co.uk).

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. 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;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. 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.

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS

TEL: 01538 373308  
ENQUIRIES@GRAHAMWATKINS.CO.UK