

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



**Buildings & Land at Windy Gates, Upper Hulme,
Nr Leek, Staffordshire, ST13 8UA
Extending to 119.25 Acres or thereabouts**

Situation

The land is located along Roach Road, just outside of Upper Hulme in the Peak District National Park. It is 4.3 miles from Leek and 10.3 miles from Buxton as indicated by the agent's 'For Sale' boards.

It is a ring fenced block of grassland with a range of buildings, nestled below the Roaches, enjoying an elevated location set in picturesque countryside with outstanding views over the surrounding countryside.

What three words ///juices.rural.nozzles

Description

Offers in the Region of £900,000

The main building is stone & brick built with a tiled roof, with two further sheds built off the main barn being portal framed. There is a yard area to the front and also an existing muck store behind the buildings.

The buildings may have potential for alternative uses subject to any necessary planning consents and any interested parties should make their own enquiries of the local planning authority.

The buildings are detailed below;

Stone & Brick Barn – 25.1m x 6.7m

Formerly used as a dairy shed, the barn still includes the existing parlour, collecting area and dairy.

Brick Lean-To – 2.4m x 6.7m

Former Dairy

Portal Framed Lean-To Building – 21.8m x 5.9m

Former Loose Housing and Livestock Shed

Portal Framed Lean-To Building – 24.1m x 6.4m

Former Cubicle Shed



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

A large proportion of the land is suitable for mowing with parts of the land to the top of the farm suitable for grazing.

The land is shown edged in red on the attached plan.

<u>Parcel No.</u>	<u>Description</u>	<u>Size (Ha)</u>
1003	Grassland	3.95
3602	Grassland	0.55
2485	Grassland	7.11
0291	Grassland	0.47
9890	Grassland	0.56
9773	Grassland	3.18
0381	Grassland	1.56
9864	Grassland	1.46
9654	Grassland	0.58
0159	Grassland	1.08
1268	Grassland	0.03
1964	Grassland	1.88
0752	Grassland	2.25
7940	Grassland	3.82
9333	Grassland	5.13
1034	Grassland	3.30
2447	Grassland	1.34
2834	Grassland	3.61
4643	Grassland	2.69
3060	Grassland	2.30
Pt 3473	Grassland	1.31
-	Farm Yard Etc.	<u>0.10</u>
		48.26 Hectares or
		119.25 Acres or thereabouts



Stewardship

The land is not in a Countryside Stewardship Scheme or Sustainable Farming Incentive Scheme.

Services

We understand that the land and buildings are connected to mains water but not to mains electric, and the land has the benefit of natural water. There is mains electric connected to the adjacent property, and the prospective purchaser should make their own relevant enquires regarding the connection to the building.

Access

The land is accessed down the lane to Windy Gates Farm and a new track has been put in place to the left of the buildings as you approach the property. The access is shown in blue on the attached plan. The purchaser will be responsible for 50% of the maintenance of the lane between points A & B, and a 100% share of the maintenance between points B & C. There is also a Right of Way from Roach Road to parcel OS4643 as shown in Blue on the plan attached.

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.

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.



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;

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FOR IDENTIFICATION ONLY – NOT TO SCALE

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