

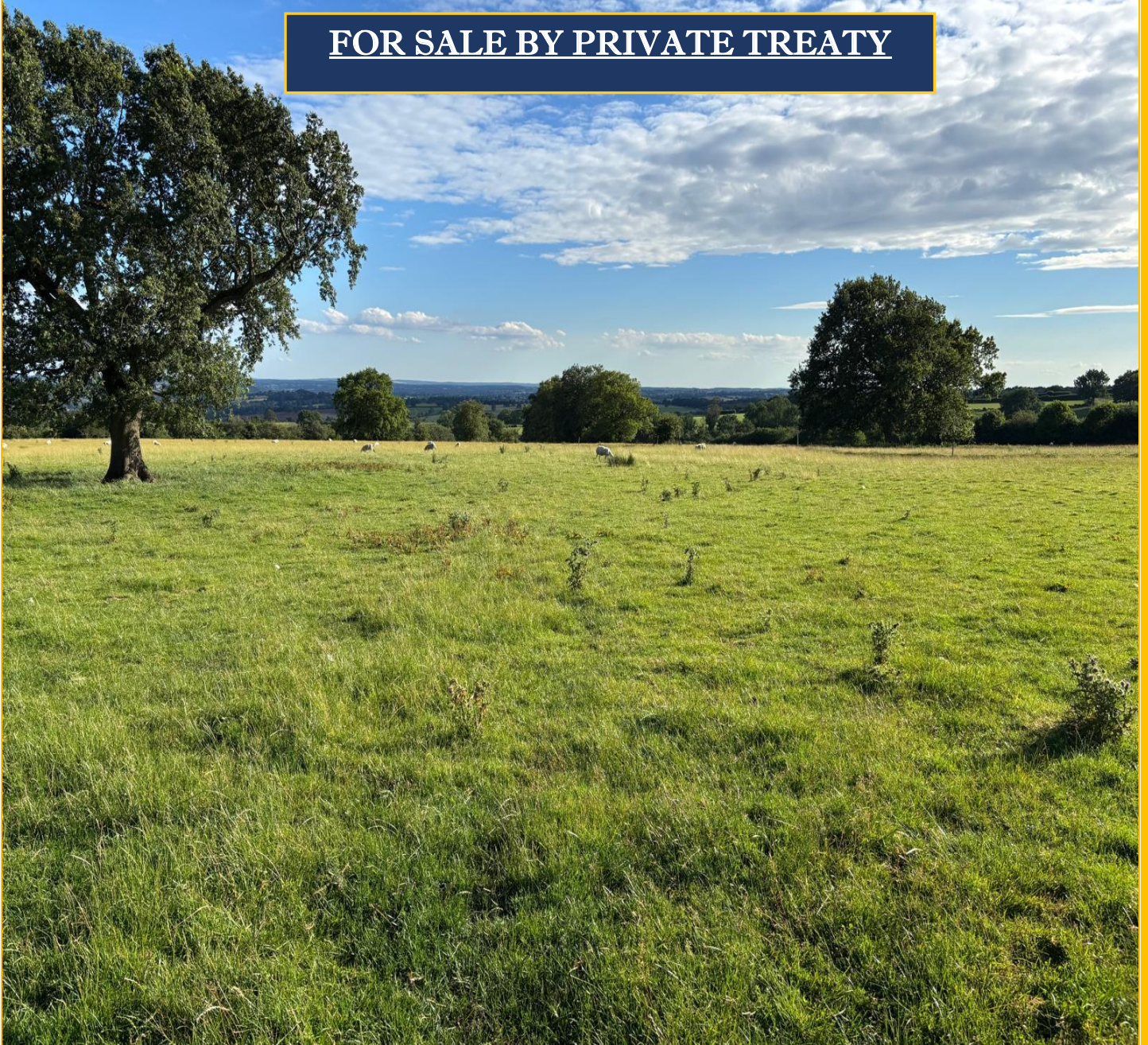
# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**FOR SALE BY PRIVATE TREATY**



**28.23 Acres of Sound Grassland off Bankerwall Lane,  
Stanton, Ashbourne, Derbyshire, DE6 2DB**

**Offers Invited Over £10,000 Per Acre**



### **Situation**

The land lies on the outskirts of the village of Stanton and is accessed off the council road at the junction of Bankerwall Lane/Field Lane at Willridding Lane as shown on the plan, as indicated by one of our 'For Sale' boards.

Stanton lies approximately 4.6 miles from Ashbourne and 12.9 miles from Leek.

### **Description**

The land lies in a ring fence as shown on the attached plan. The land is in good heart and capable of being mowed or grazed as desired. It will be noted that there will be a right of way retained through the road gate and across the first part of the land to allow access to the adjacent land owned by the vendor.

### **The land extends to 28.23 Acres or thereabouts.**

There is a possibility of more land being available by separate negotiations.

What3Words ///imposes.behaving.upholding

The land is shown in red on the attached plan.

### **Services**

We understand there is mains water available.

### **Access**

The land has good road access off Bankerwall Lane/Field Lane along the south eastern boundary. Please note viewings are by appointment only, no unaccompanied viewings are permitted.

### **Tenure and Possession**

The property is held freehold and is currently let on a seasonal grazing arrangement to a local farmer. 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 and Staffordshire Moorland 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. The interested party is advised to obtain verification from their Solicitor or Surveyor.

### PLEASE NOTE

#### Viewing

The gate to the land is locked for security purposes and viewings are strictly by prior appointment arranged through the Agents, please contact the office to make arrangements. **No unaccompanied viewing is permitted.**

Messres. 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.

**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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**Promap**  
LANDMARK INFORMATION

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