



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Leek Moorside Farm, Thorncliffe Road, Thorncliffe,
Leek, Staffordshire, ST13 7LW**

Guide Price £250,000 - £350,000

Sale by Online Auction Wednesday 12th August 2026



Leek Moorside Farm offers an exciting opportunity to purchase a rural small holding on the outskirts of Thorncliffe, enjoying extensive scenic countryside views with fantastic commuter networks.

The property boasts a Grade II listed 4-bedroom stone dwelling in need of comprehensive scheme of works with land extending to 2.77 acres or thereabouts of grassland. Leek Moorside Farm benefits further from a range of traditional agricultural buildings.

The property would be of interest to those with equine or smallholding interests, or those simply looking for a quiet countryside residence. An early viewing is highly recommended to embrace the potential and space this rural property has to offer.

SITUATION

Leek Moorside Farm is situated in Thorncliffe a small village in the heart of the Staffordshire Moorlands and neighbouring the Peak District National Park. The property is close to the bustling town of Leek, having all amenities available and good commute links to Macclesfield, Buxton and Stoke. The property is approximately 1.5 miles from Leek, 7.2 miles from Butterton and 12.3 miles from Buxton.

DIRECTIONS

From our Leek office, head along the A523 towards Buxton and after approximately 1 mile turn right onto Thorncliffe Road. After 0.7 miles the Leek Moorside Farm will be situated on the left, signposted by one of the Agents 'For Sale' signs.

what3words:

///escapades.faced.mason



DESCRIPTION - LEEK MOORSIDE FARM

Leek Moorside Farm comprises a Grade II listed brick and stone 4-bedroom dwelling in need of a comprehensive scheme of works and modernisation. The property boasts a large traditional orchard garden to the front and spacious yard to the rear offering good parking. The property benefits from a small number of traditional brick/stone and tile outbuildings, with potential for alternative uses subject to necessary consents and grassland extending to 3 acres or thereabouts.

The dwelling comprises the following accommodation: -

Front Door giving access to: -

Large Entrance Hallway – 4.94m x 1.30m

With brick floor and door off to previous servant quarters.

Kitchen – 4.79m x 5.66m

With brick floor, windows to two elevations, exposed beam ceiling

Living Room – 4.12m x 4.81m

Quarry tile floor and windows to two elevations.

Pantry – 4.23m x 4.00m

With quarry tile floor, traditional salting stones and windows to two elevations.

Cellar

With flagged floor and traditional stone salting blocks.

Servants Room – 4.82m x 3.57m

With brick floor.

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

Bedroom One – 4.33m x 5.34m

With fireplace, wooden floor and window to one elevation.

Bedroom Two – 5.01m x 4.03m

With window to one elevation.

Bedroom Three – 4.26m x 4.33m

With windows to two elevations.

Servants Bedroom – 4.92m x 7.02m

With window to one elevation.



FARM BUILDINGS

The farm buildings comprise a small range of traditional stone and tile outbuildings and other more modern construction outbuildings.

To the front of the farmhouse is the following: -

Dilapidated Traditional Stone Ancillary Buildings

Adjoining the farmhouse to the rear is the following: -

Concrete and Sheeted Dairy – 3.08m x 4.93m

With concrete floor.

Substantial Traditional Stone and Tiled Barn comprising the following: -

Shippon Number 1 – 5.81m x 13.55m

With concrete floor and traditional cattle stalls.

Shippon Number 2 – 5.81m x 4.28m

With further traditional cattle stalls.

Adjoining Stone and Tiled Outbuilding – 4.67m x 4.66m

With further stalls.

Dilapidated Stone and Tiled Shippon

Former toilet for the house and pig sties

Adjoining Timber Frame and Sheeted Lean To

Stone and Tiled Traditional Barn

Other Ancillary Buildings of Concrete Block and Sheeted



LAND

The land extends to 2.77 acres or thereabouts and is mostly grassland with some woodland areas. The land surrounds the property and offers potential for grazing, mowing, amenity or conservation purposes.





PLAN

PLEASE NOTE – THIS IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO SCALE



SERVICES

We understand that the property is connected to mains water and electricity, with drainage by private means.

ACCESS

The property benefits from a right of way down the lane shown blue on the plan, and the remaining land is owned with the property and will not have third party right of way.

LISTING

Leek Moorside Farmhouse is Grade II listed and was first listed on 5th June 1985 under the List Entry Number as follows 1374553. The dwelling is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest. More information of the listing entry can be found on the Historic England website.

COUNCIL TAX BAND

The property is in council tax band E.

VENDORS SOLICITORS DETAILS

Emma Amat
Bowcock & Pursaill Solicitors
54 St Edward Street
Leek
ST13 5DJ

LOCAL AUTHORITY

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council, to whom all enquiries of planning or other relevant matters should be addressed.

TENURE AND POSSESSION

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

VIEWINGS

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Contact out office on 01538 373308 or email 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.

GRAHAM WATKINS ONLINE AUCTION

Graham Watkins & Co Online Auctions is a new, innovative and pioneering platform for buying and selling property.

It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure free from the comfort of your own home or office via desktop, tablet or mobile phone.

REGISTRATION

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Graham Watkins & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below. Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. Driver's licence or passport) and recent proof of address (dated within the last 3 months). This is required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

TERMS AND CONDITIONS

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

SOLICITOR

PROVIDE DETAILS OF YOUR CHOSEN SOLICITOR

You will be asked to provide details of your chosen solicitor, so that in the event of you winning the lot we can initiate the necessary legal proceedings between yours and the vendor's solicitors.

AML CHECK

COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK

Graham Watkins are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance number.

BIDDER SECURITY

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a hold on funds' on your account for the bidder security amount (often known as a payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

DUE DILIGENCE

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

BIDDER SECURITY

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Having set your preferred bid amount and clicking the Place Bid' button, you will be asked to confirm your bid at which point it will be placed. Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

FALL OF THE GAVEL

FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 28 days following the close of the auction but this will be confirmed within the legal documentation.

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.

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.

CONDITIONS OF SALE

The conditions of the sale will be available online 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.

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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.

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