Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

TEL: 01538 373308 EMAIL: ENQUIRIES@GRAHAMWATKINS.CO.UK

FOR SALE BY ONLINE AUCTION
18th NOVEMBER 2026
REGISTER TO BID 7 DAYS PRIOR
(Unless sold Prior)



4.61 Acres or Thereabouts of Grass/Amenity Land at Sheepwash Farm, Handley Banks, Caverswall, Stoke on Trent, Staffordshire, ST11 9EY

Guide Price - £30,000 - £50,000

Situation

The land is situated off the road known as Handley Banks, within the area of Caverswall. The land lies approximately 1.7 miles from Caverswall village and 10.3 miles from Leek.

The location of the land is shown on the attached plan.

Description

This comprises a parcel of grass/amenity land with good road frontage and access off Handley Banks, Sheepwash, Caverswall.

The land is level in nature with the front part of the land being mainly grassland and the rear part of the land having some open bushes etc.

The land is described in the schedule below

OS Field Number	Description	Area (Ha)
9804	Grassland	**1.864 hectares or 4.61 acres or thereabouts**

The land will be of interest to those with equestrian interests, investors, environmentalists or those looking for a block of land in its own right.





What Three Words

///nesting.quietest.spell

Services

We understand that the land is not connected to any mains services although there is believed to be a natural water source on the land. Interested parties should make their own enquiries.

Local Authority

The local authority is Stoke-on-Trent City Council.

Land Registry
We understand that the land is currently not held on the Land Registry.

Viewing
At any reasonable time with a set of these particulars.

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.

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.

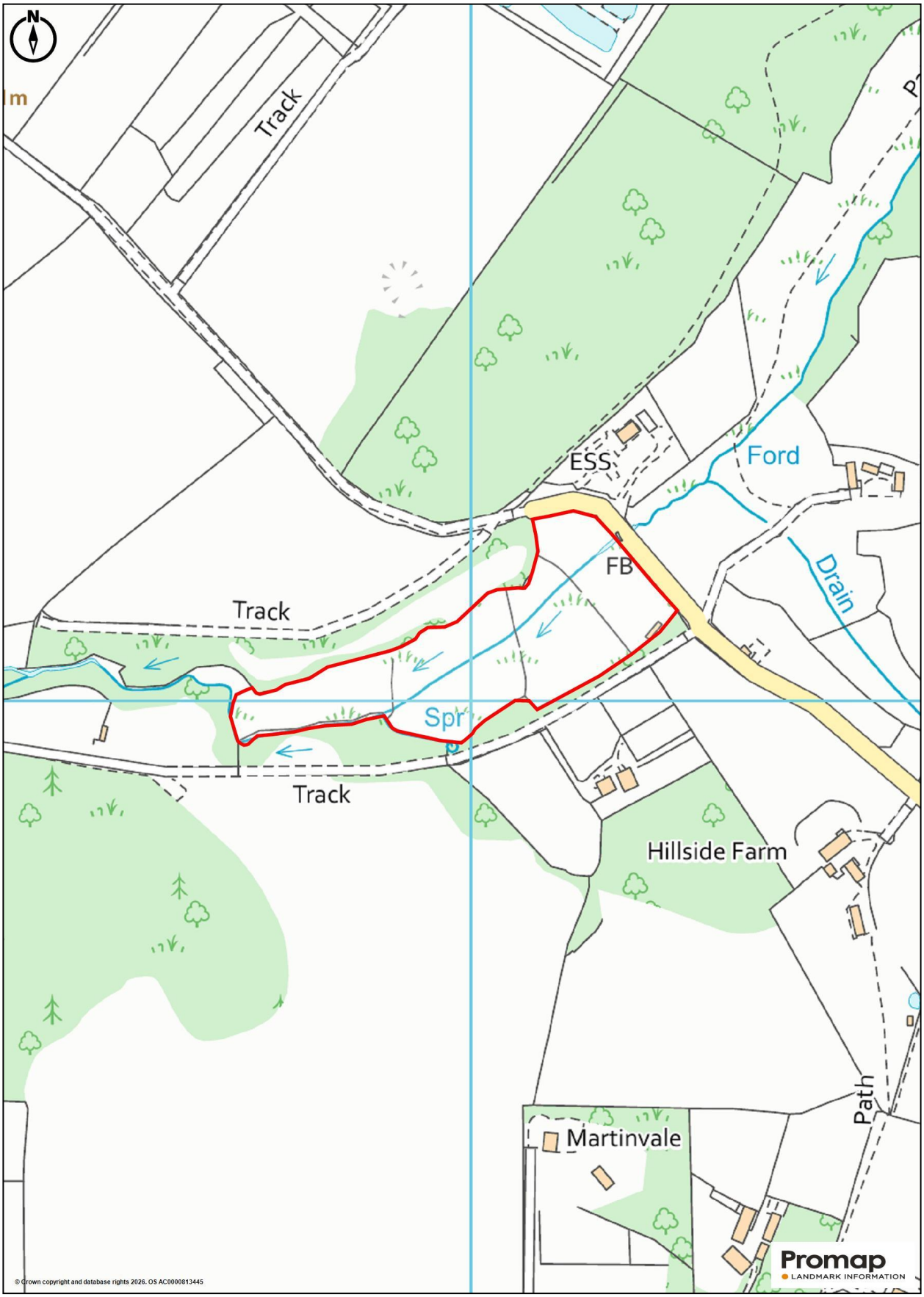
Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The interested party is advised to obtain verification from their Solicitor or Surveyor.

Solicitors
Mr Ian Naylor
Bowcock & Pursail Solicitors
54 St Edwards Street
Leek
Staffordshire
ST13 5DJ

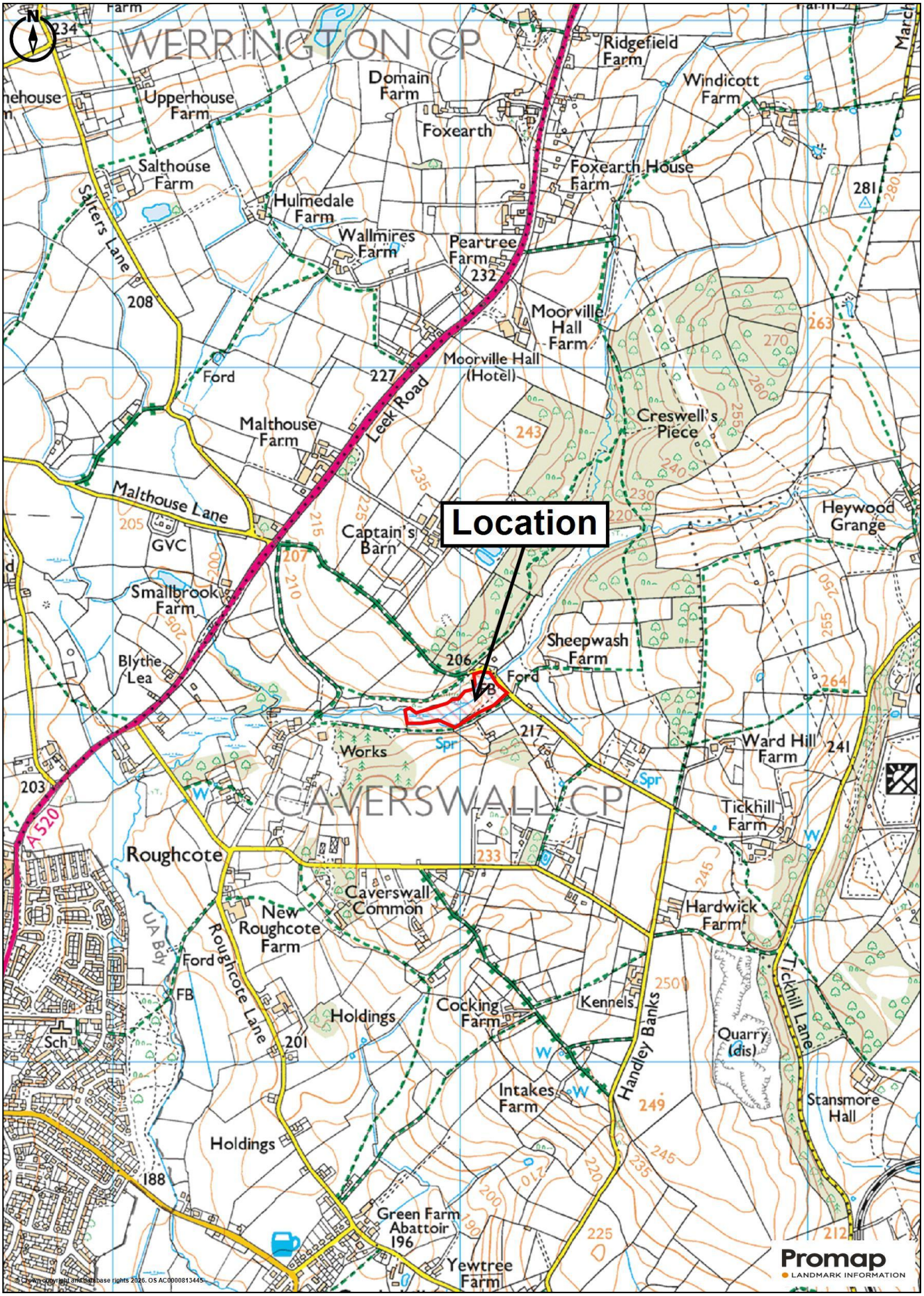
Telephone Number: 01538 399199

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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Location Plan



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 wining 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 bed. 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.

BIDDING

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.

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.

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.