Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

8.32 Acres at Hays Lane Back O Th Brook, Stoke on Trent, ST10 3JA

Auction Guide £60,000

FOR SALE BY ONLINE AUCTION - WEDNESDAY 18TH NOVEMBER 2026

Spanning approximately 8.32 acres or thereabouts, the land is situated at Waterfall, Staffordshire, with two access points onto Hays Lane. The land is laid to permanent grassland and is suitable for grazing and part mowing purposes, and is divided into numerous parcels.

The plot is of interest to smallholders, neighbouring land owners, investors, those looking for a block of land in its own right or environmentalists as the land is currently entered into an Environmental Stewardship Agreement.

REGISTRATION TO BID AND LEGAL PACK AVAILABLE THROUGH OUR WEBSITE 7 DAYS PRIOR TO AUCTION.

Auction Guide - £60,000 - £80,000

Directions
From our office in Leek, take the A523 known as the Ashbourne Road out of Leek for approximately 6 miles and turn left at Winkhill onto Bromleyhedge Lane. After approximately 0.8 miles turn right onto Martinslow Lane followed by turning left at the next turning and the property will be located on the left indicated by one of the Agents 'For Sale' boards.

Situation
The land is located in Waterfall, Staffordshire and is approximately 6.3 miles from Warslow, 7.3 miles from Leek and 8.8 miles from Ashbourne.

What3Words
///strapped.contexts.rural

Description
The land comprises 8.32 acres or thereabouts of grassland suitable for grazing and part for mowing purposes. The land is fenced into smaller parcels and has the benefit of two access points from Hays Lane.

Stewardship Scheme
The land is entered into an Environmental Stewardship Agreement AG00393213, which runs until 29/02/2028. Full details are available from the agents and the buyer of the land will be required as part of the contract to enter into a transfer document in order to continue with the agreement and receive the future annual payment in respect of the land being sold until the 29/02/2028.
Please see the legal pack for full details.

Please Note - The 2026 claim will be submitted by the vendors who will retain any payment for 2026

Services
We understand the land is not connected to any mains services although benefits from natural water.

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.

Tenure and Possession
The land is held freehold under title number SF474711 and vacant possession will be given upon completion.

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, quasi easements 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.

Viewings
By prior arrangement through Graham Watkins & Co.

Graham Watkins & Co 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.

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.

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 Dilligence

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.

AML

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.

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.

Vendors Solicitors

Denise Graham
Nigel Davis Solicitors
Spire House
3-4 Waterside Roundabout
Ashbourne
DE6 1DG
01335346772

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.

Conditions of Sale

The conditions of the sale will be available on line through the Auctioneers prior to the sale unless sold prior to auction. 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.

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

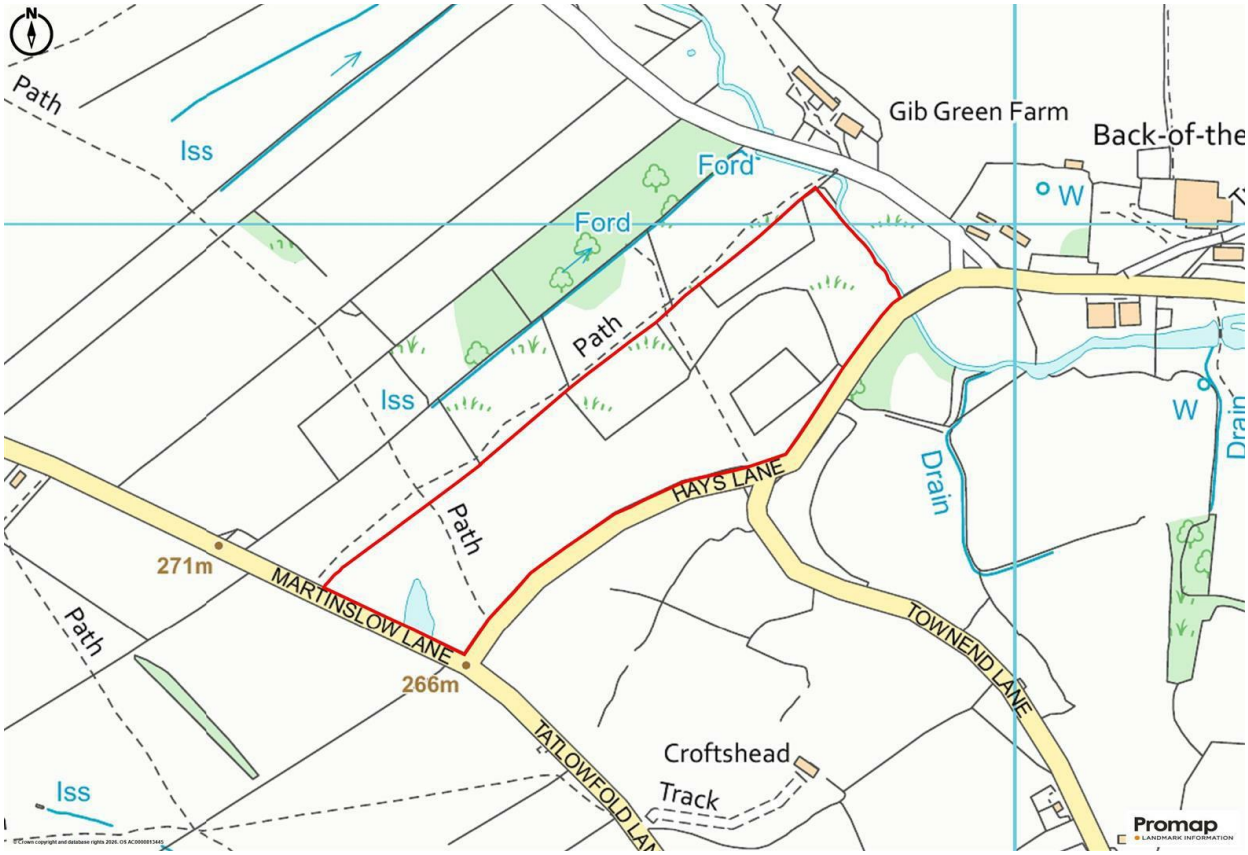
would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

Terms & 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.

Plan



Area Map

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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