



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

01538 373308
ENQUIRIES@GRAHAMWATKINS.CO.UK



**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

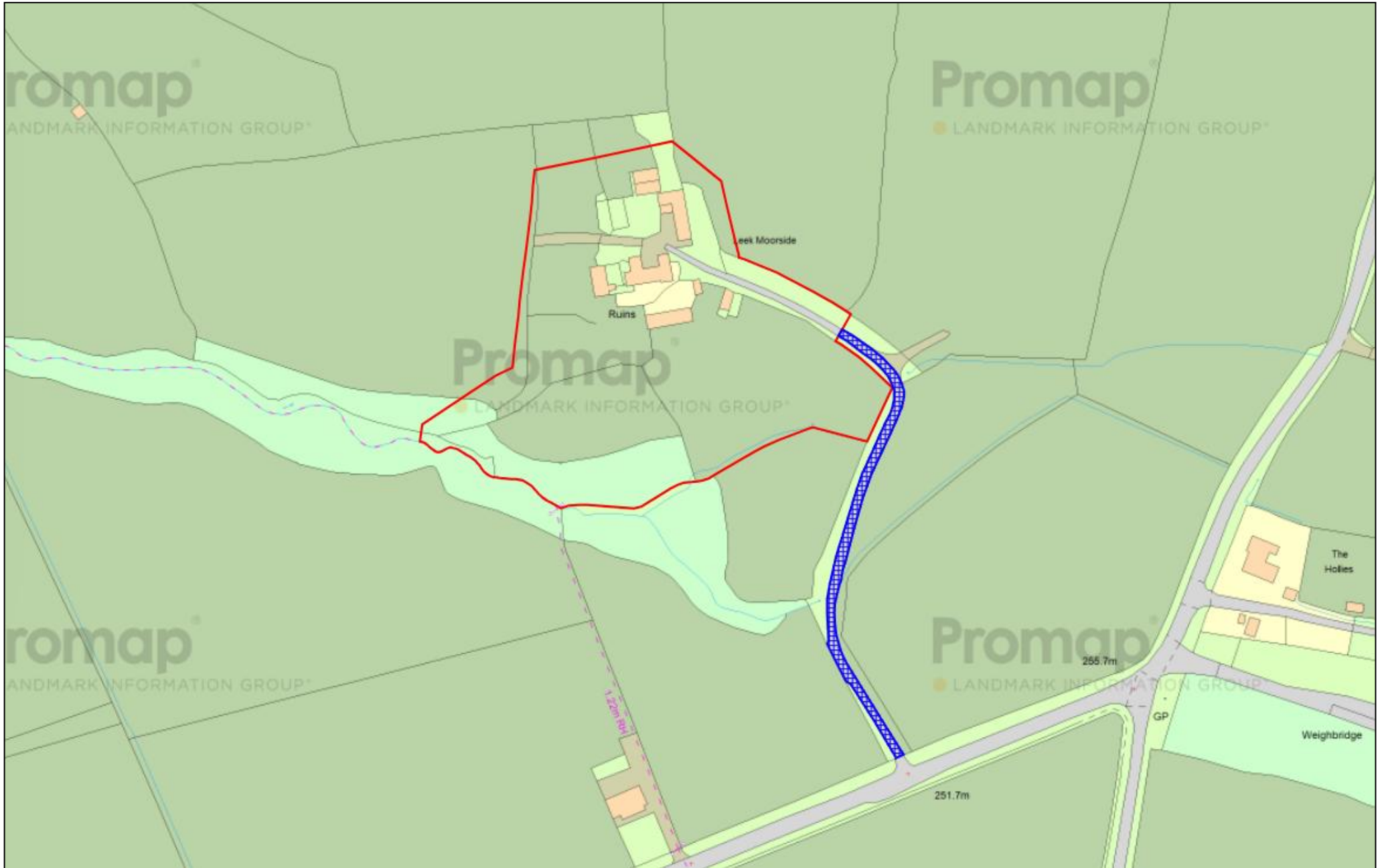
The land extends to 2.77 acres or thereabouts and is mostly grassland with some woodland areas. The land surrounds the property and offers potential for grazing, mowing, amenity or conservation purposes.





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.

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 our 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.

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.



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS

TEL: 01538 373308

ENQUIRIES@GRAHAMWATKINS.CO.UK