



The Old Grammar School, Clerk Bank Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

The Old Grammar School, Clerk Bank

Leek
Staffordshire
ST13 5HB

- * An opportunity to purchase a little part of Leek's history - The grade II listed old grammar school on Clerk Bank dates back to 1723 and has until recently been utilised as the local scouts headquarters.
- * Offering a highly convenient location for the town centre and off street parking for several vehicles.
- * The property could offer a range of potential uses - subject to any relevant permissions that may be required.
- * To be offered For Sale by Public Auction on Monday September 21st 2026 at 3pm at Agricultural Business Centre, Bakewell DE45 1AH.
- * For further information or to view please contact our Leek Office.



Auction Guide £180,000



null



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Leek - 01538 383344



leek@buryandhilton.co.uk



General Information

Hall

Radiator x 4. Stairs off.

Kitchen Area

Wall and base units. Stainless steel sink unit with mixer tap. Radiator.

Toilets

First Floor

Hall

Radiator x 4. Store room off.

Outside

Ample parking to front. Boiler room.

Conditions Of Sale

Public Auction Monday 21st September 2026 at 3pm | Agricultural Business Centre, Bakewell DE45 1AH

The Conditions of Sale will be deposited at the office of the Auctioneers usually seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the Conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just 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.

Deposits and Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction.

The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. VAT) for all lots sold up to a value of £99,999. For lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. VAT), payable on the fall of the hammer.

Fixtures and Fittings

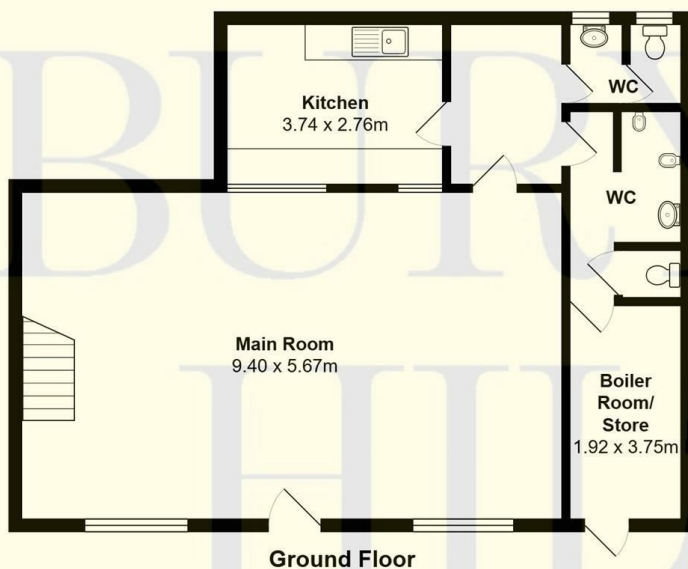
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale

The property is offered by Public Auction at 3.00pm on Monday September 21st 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

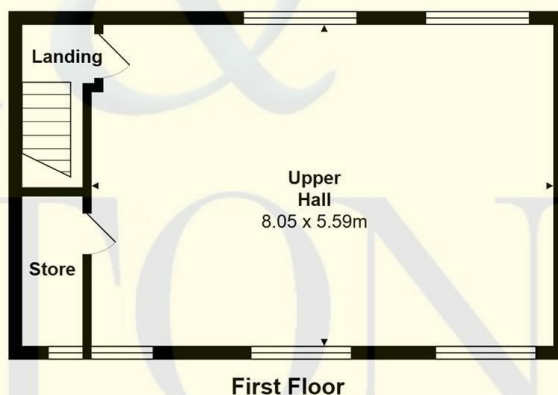
Online Bidders

Those wishing to bid online must register by 12 noon on the Friday prior to the auction. Please ensure your proof of identity and proof of address are submitted at the point of registration, as bids cannot be accepted without verified documentation. In addition to the standard buyer's fee, online bidders are subject to an additional online buyer's premium of £500 plus VAT (£600 inc. VAT), payable on the fall of the hammer. Please contact us to register or for further details.



Total Area: 139.8 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Registering to bid & Money Laundering Regulations

All bidders must register with the auctioneers prior to bidding and provide proof of identity and proof of address in compliance with the Money Laundering Regulations 2017. The documentation collected is for this purpose only and will not be disclosed to any third party. As auction mornings can be busy, we strongly advise completing your registration and document verification in advance. Please contact us ahead of the auction to arrange this and ensure you are ready to bid on the day.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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