



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**Land & Stable Block adjacent to Gorsty Croft Farm Park Nook, Stoke On Trent,
ST10 2NG**

Auction Guide £80,000 - £120,000

FOR SALE BY ONLINE WEDNESDAY AUCTION 22ND JULY 2026

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

3.33 ACRES APPROX LAND & STABLE BLOCK. (VIEWING STRICTLY BY APPOINTMENT ONLY)

Rare opportunity to acquire a stable block & grassland extending to 3.33 acres or thereabouts with mains water connected. The land is suitable for the purposes of grazing livestock, horses or mowing and is level in nature. Of interest to those with equestrian or smallholder pursuits, and investors with the site considered to have long term potential subject to consents.

AUCTION GUIDE PRICE £80,000 - £120,000

Directions

From our office in Leek head out of Leek on the A523 (Ashbourne Road) towards Winkhill. After 5.4 miles just before Winkhill turn right onto Ellastone Road and carry on for another 0.8 miles before turning right onto The Casey. And after 1.3 miles the land will be situated on the left signposted by one of our For Sale signs.

Situation

The land and stables are situated in an idyllic rural location within commuting distance to various small market towns including Leek, Ashbourne and Cheadle and within reach of a range of equestrian venues. Surrounded by many local footpaths and bridleways and quiet country lanes, the location is ideal for those wanting to enjoy their own private pursuits, whether it be equestrian, smallholder or alternative uses

Description

STable block and small wooden structure along with a block of grassland amounting to some 3.33 acres or thereabouts. The land is ring fenced permanent grassland. The land is suitable for the purposes of grazing livestock or horses. The land is level in nature and is of interest to those with equestrian or smallholding interests.

Block Of Wooden Stables

To Inc:-

Three Looseboxes 11'8" x 11'4" (3.559m x 3.466m)

Three Good sized loose boxes which include two with standard half doors and one with smaller half door suitable for smaller animals.

Fodder Store 8'2" x 11'7" (2.5m x 3.55m)

Tack Room 10'2" x 11'10" (3.11m x 3.61)

Shipping Container

Is on site and used for storage and included in the sale.

Services

We understand mains water is connected

Overage Clause

The land is subject to an existing Overage Clause in favour of a previous vendor. We understand this has less than 10 years remaining, but interested should verify this and further details through the legal pack.

Local Authority

The local authority is the Staffordshire Moorlands District Council Leek Staffordshire.

Viewing

Viewing is Strictly By Appointment Only through Graham Watkins & CO 01538 373308.

Tenure & Possession

The property is held freehold and vacant possession will be given on 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.

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.

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 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.

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.

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.

Vendors Solicitors

Sara Pickerin
Talbots Law
10 Derby Street
Leek
ST13 5AW

Conditions of Sale

The conditions of the sale will be available on line through the Auctioneers seven days 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.

Buyers 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.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.