



# Graham Watkins & Co.

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**Morridge Top Farm**  
**Quarnford, Buxton, Derbyshire, SK17 0TB**





# For Sale By Private Treaty

(unless sold by private treaty)

## Morridge Top Farm, Quarnford, Buxton, Derbyshire, SK17 0TB

The property provides an excellent opportunity to purchase a stone built house lying in the picturesque Peak District National Park, between the busy towns of Buxton and Leek. The property is in need of further modernisation and improvement and is offered with a range of stone outbuildings and 21 acres of grassland. It is considered that some of the outbuildings may have potential for alternative uses subject to necessary consents.

Offers in the region of: £350,000



### **Directions**

From our Leek office, take the A53 towards Buxton. Follow the main road for approximately 6.5 miles, and the property will be found on your left as indicated by the agents 'for sale' board.

### **Situation**

The property is situated in the Peak District National Park, with far reaching views of the surrounding countryside. The property adjacent to the main A53 Leek to Buxton Road at Quarnford being approximately 6.8 miles from Leek and 6.2 miles from Buxton.

### **Description**

The property comprises a stone and tiled dwelling house, which we understand has been unoccupied for approximately 25 years. Interested parties should contact the relevant local authorities with regards to the property's status in respect of planning or any other relevant matters. There is a small range of out buildings and land extending to 21 acres or thereabouts.

The dwelling is in need of further modernisation and improvement, but is considered to have good potential and has the benefit of double glazed window units.

The dwelling house currently comprises the following accommodation:-

#### ***Wooden Entrance Porch***

***Front Door*** leading into:-

#### ***Living Room – 3.15m x 3.60m inc Staircase***

With red tiled floor, open staircase off, old fashioned cooker range and exposed beams to ceiling and window to front elevation.

#### ***Front Room – 3.49m x 3.78m***

With open tiled fire place, red tiled floor, exposed beams and window to front and side elevation

#### ***Utility Room – 3.82m x 1.8m***

Red tiled floor and fitted shelves



***Second Utility Room – 3.20m x 3.07m***

With rear door off and concrete floor.

***Open Staircase*** leading to **First Floor Landing** and giving access to:-

***Bedroom Number 1 – 3.42m x 3.72m***

With window to front elevation.

***Bedroom Number 2 – 3.09m x 2.83m***

With small cupboard

**Outside**

Adjacent to the main road there is a small garden area. There is also an off-road parking area.

**Buildings**

The buildings are in close proximity to the dwelling house and comprise the following:-

Stone and stone slate ***Garage***, to which we did not have access as this was locked.

Adjacent there is a stone built ***Outside WC***

Stone and stone slate range comprising:-

***Loosebox – 4.17m x 3.65m***

***Loosebox – 4.17m x 3.7m (approximate)***

***Loosebox – 4.17m x 3.7m (approximate)***

**Please Note** It is considered that some of the outbuildings may have potential for alternative uses subject to any necessary consents. Interested parties should make their own enquiries with regards to planning or any other relevant matters.



### **Land**

The land associated with the property all lies adjacent to the main Leek to Buxton Road, being level in nature, but of mixed quality and provides generally some grazing and is set out in the following schedule:-

<u>OS Field Number</u>	<u>Description</u>	<u>Area (hectares)</u>
0322	Grassland	2.13
9997	Grassland	5.74
8973	Grassland	0.67
-	Homestead	<u>0.05</u>
		8.59 hectares
		or 21.21 acres or thereabouts.

We note that OS9997 is included within the boundary of the Leek Site of Special Scientific Interest.

### **Services**

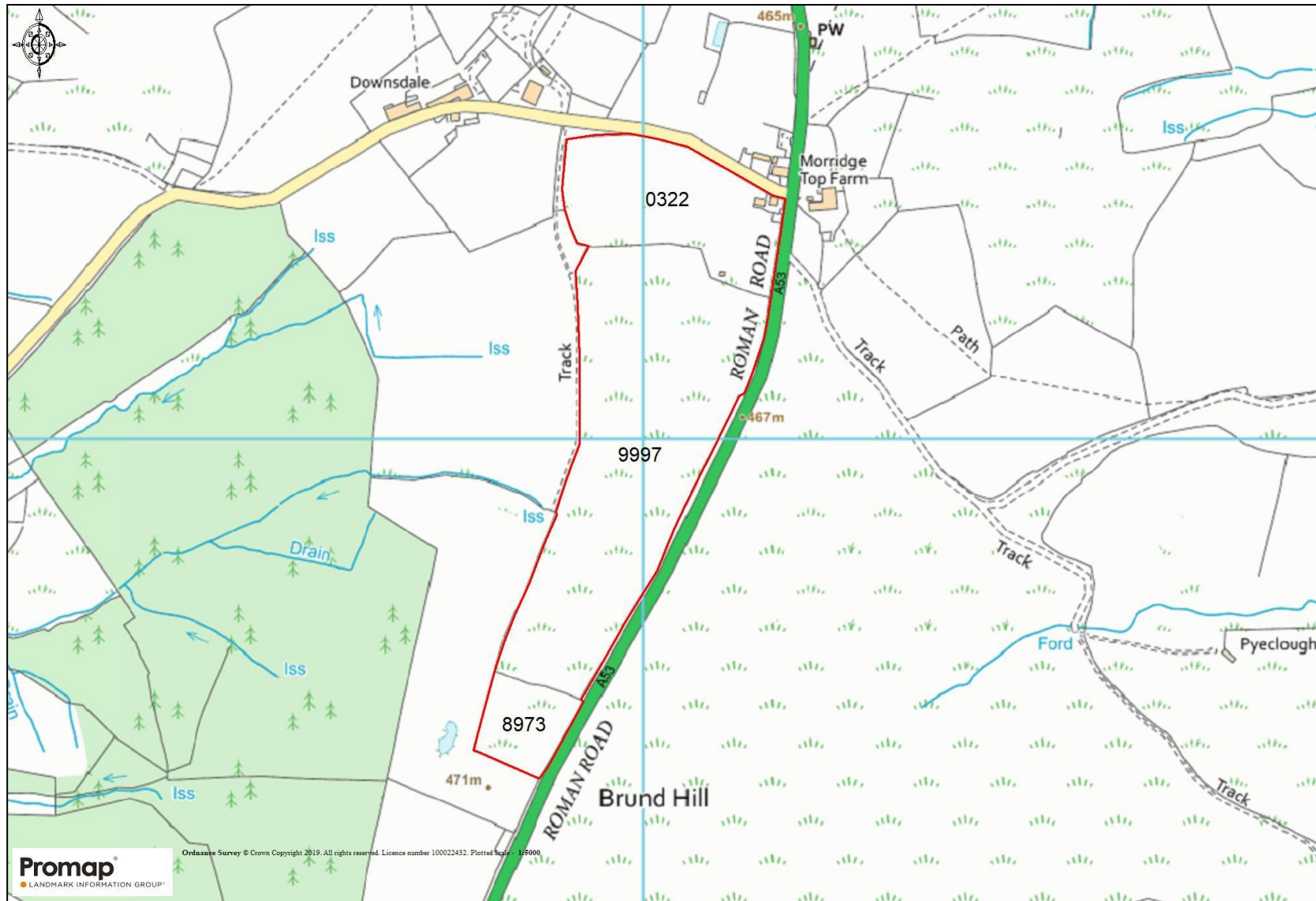
We understand that mains electricity is connected to the property. With regards to the water supply, the mains water runs up to the property and needs to be connected. We understand that drainage is by private means.



**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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### **Tenure and Possession**

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

### **Basic Payment Scheme**

The land has been registered with the RPA, and the entitlements will be included with the sale of the property.

### **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, 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.

### **Local Authority**

The local authorities for Morridge Top Farm are Staffordshire Moorlands District Council and Peak Park National Park Authority. Interested parties should note that the house has been unoccupied for approximately 25 years and they should make their own enquiries to the local authorities with regards to the property's status in respect of planning or any other relevant matters.

### **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.

### **Viewing**

By prior arrangement through the Agents. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 373308

### **Mortgage Provision**

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

### **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](mailto:enquiries@grahamwatkins.co.uk).

### **Websites**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.co.uk](http://www.primelocation.co.uk)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

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