



Graham Watkins & Co.

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

69 Derby Street, Leek
Staffordshire, ST13 6JL
Tel: 01538 373308
Fax: 01538 399653
Email: info@grahamwatkins.co.uk
www.grahamwatkins.co.uk

Draft Details Only – these details may be subject to alteration

FOR SALE **BY PRIVATE TREATY**

13.812 Acres or Thereabouts

at

**Carr Lane, Hollinsclough
Buxton, Derbyshire, SK17 0RH**

- **Good Road Frontage**
- **Available as a Whole or in Two Lots**

Lot 1 – 5.946 Acres or Thereabouts
Suitable for Grazing or Mowing Purposes

Lot 2 – 7.866 Acres or Thereabouts
Suitable for Grazing Purposes

Price – Lot one – Offers over £50,000
Lot Two – Guide Price £30,000 - £40,000

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.

Directions

The land is situated adjacent to Carr Lane, Hollinsclough. From the village of Longnor take the Buxton Road and take the second left onto Carr Lane, towards Hollinsclough. The land will be found after a short distance either side of the road.

Please see the attached plan for the location of the land.

Description – Lot 1

The land comprises a block of land extending to 9.946 acres or thereabouts which is relatively level in nature and suitable for either mowing or grazing purposes. The land also has the benefit of a natural spring water supply and has good road frontage to Carr Lane, being the Longnor to Hollinsclough Road.

Description – Lot 2

The land extends to 7.866 acres or thereabouts which is undulating in nature and quite steep in parts and suitable for grazing purposes. The land has good road frontage to Carr Lane, Hollinsclough and has the potential for a mains water supply, which currently feeds the neighbouring land, with the buyer being able to have a submeter should they wish to have mains water connected.

Services

Lot 1 has the benefit of a natural spring water supply and Lot 2 is not connected to any mains water however there is potential for a mains water supply and if this is required, interested parties should make their own enquiries.

Tenure and Possession

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

Land Registry

Lot 1 – SF416729

Lot 2 – SF417252.

Stewardship

Both lots are subject to a stewardship agreement and the buyer will be required to take on these responsibilities.

Agents Note

The vendor wishes to remain in occupation of both lots until the end of October 2020 and a suitable tenancy or licence will be included in the sale documentation to cover this.

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, 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.

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 lessor is advised to obtain verification from their Solicitor or Surveyor.

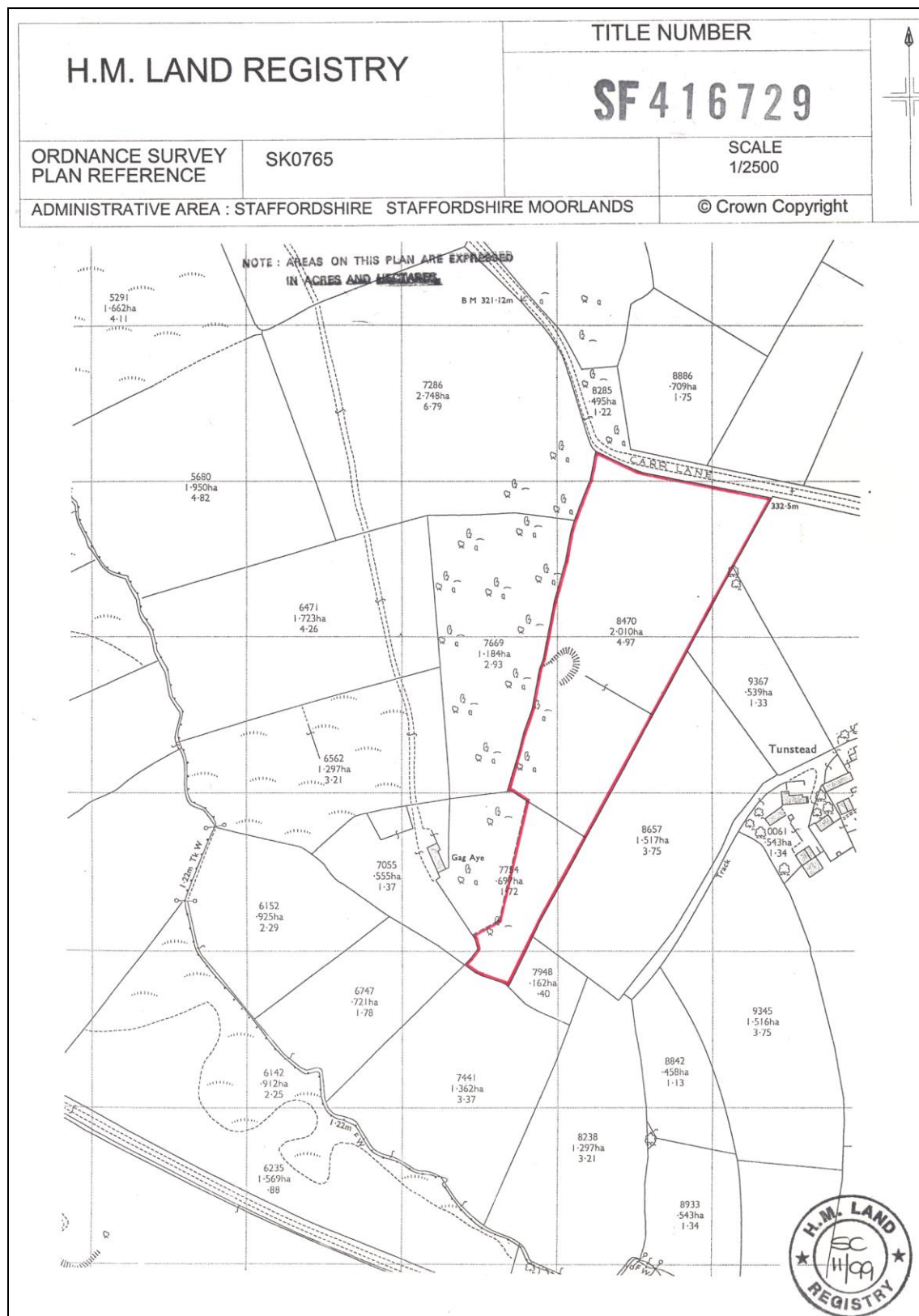
Viewing

At any reasonable time with a set of these particulars.

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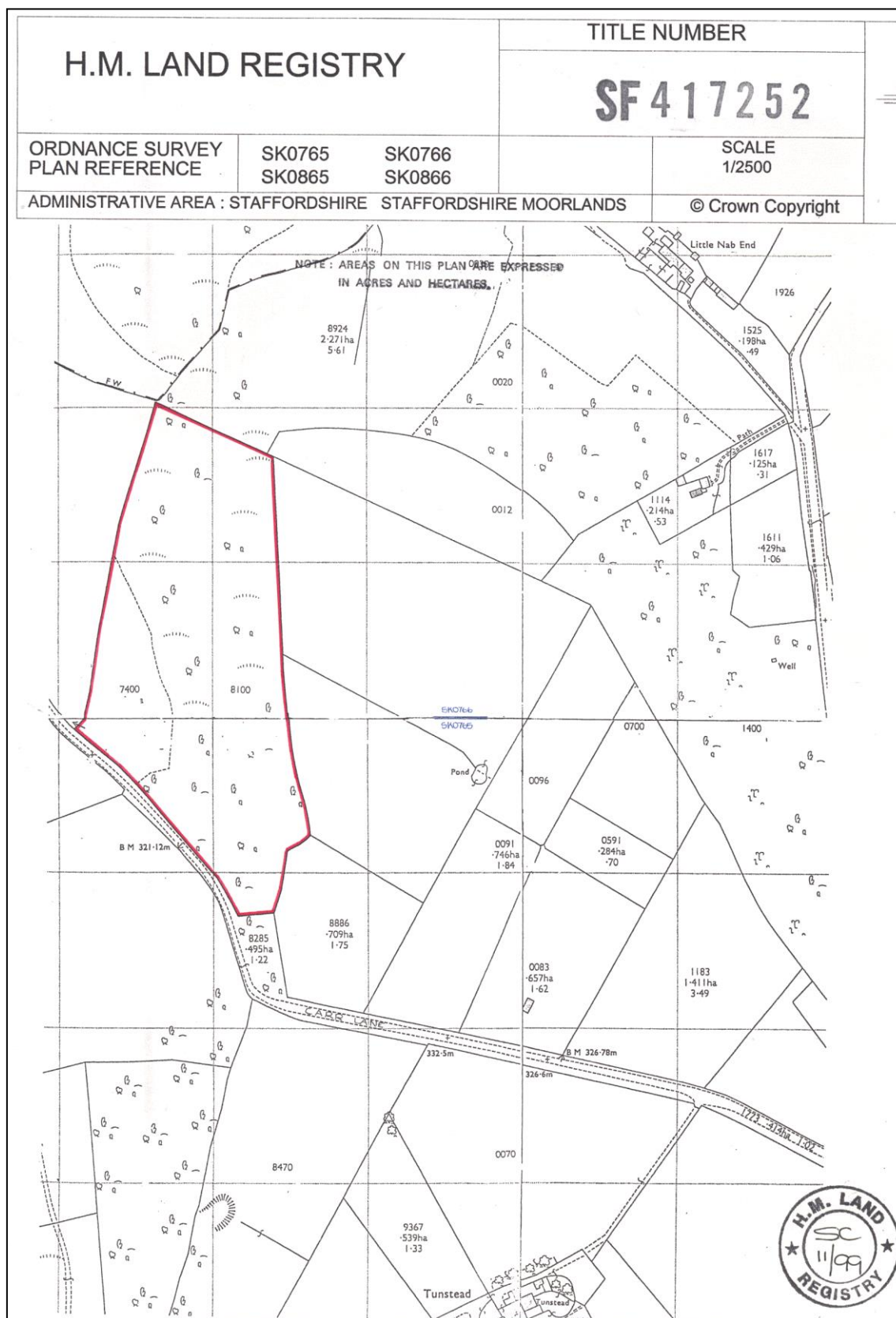
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