



*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](mailto:info@grahamwatkins.co.uk)  
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)

Draft Details Only – these details may be subject to alteration

**FOR SALE**  
**BY PRIVATE TREATY**  
(subject to contract)

**27.21 Acres or Thereabouts**  
**In Total of Land**

**At Rue Hill, Cauldon Lowe, ST10 3BW**  
**Available as a Whole or in Two Lots**

**Lot One – 20.66 acres**

**Guide Price: Offers Over £120,000**

**Lot Two – 6.55 acres**

**Guide Price: Offers Over £50,000**

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**

From Leek take the A523 to Ashbourne and follow this for 5.6 miles then turn right on to Ellastone Road, after 3 miles turn left on to the A52 and follow for approximately just under 1 mile take the right hand turning onto B5417, and the land will be identified by our For Sale board on the left hand side of the road.

### **Description – Lot 1**

A ring fenced block of land, suitable for grazing extending to 20.66 acres or thereabouts. The land is shown in blue on the attached plan.

The land has the benefit of a mains water connection and excellent road frontage onto B5417.

Note – We understand that the area of land which sits within Lot 1, but is excluded from the sale, lying adjacent to the main road is owned by the local authority and the vendor has had free use of this throughout his ownership.

### **Description – Lot 2**

A single enclosure of permanent grassland suitable for grazing or mowing extending to 6.55 acres or thereabouts. This field is level in nature, and although there is not a separate mains water connection, we understand the Severt Trent Water Main runs up B5417 providing the opportunity for the buyer to have a new connection subject to STW connection fees.

### **Services**

Lot 1 has the benefit of a mains water supply and Lot 2 has no mains water connected, but there is water available in the road, subject to Severn Trent connection. Interested parties should make their own enquires with the relevant authorities.

### **Basic Payment Scheme**

For the avoidance of doubt Basic Payment Scheme entitlements are available if required, but are not included within the price.

### **Local Authority**

Staffordshire Moorlands District Council

### **Tenure and Possession**

The land is held freehold.

### **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.

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

### **Viewing**

At any reasonable time with a set of sales particulars

### **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)

**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.

Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved

