



**Graham Watkins & Co**

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## **New Elm Tree Farm, Old Dam, Peak Forest, SK17 8EN**



**A good sized three bedroom detached bungalow, recently renovated throughout. Having ample off road parking and garage along with surrounding gardens.**

**The property is subject to an Agricultural Occupancy Condition, which any potential tenant must satisfy prior to viewing and renting the property. Due to this condition, the potential tenant must be wholly or mainly employed in Agriculture and they will be required to supply verifiable evidence to that effect.**

**£895 Per Calendar Month  
(Subject To Contract)**

Messres. 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;
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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.

### **Situation**

New Elm Tree Farm is situated in the beautiful Peak forest with far reaching views of the surrounding countryside. Ideal for commuting to the Staffordshire and Derbyshire borders.

### **Directions**

From our Derby Street office take the A53 Ashbourne Road out of the town heading towards Buxton. Upon reaching Buxton continue through Fairfield on the A6. Follow this road turning right into Batham Gate Road. Continue along through Peak Dale and into Peak Forest. New Elm Tree Farm is situated on the left hand side.

### **Accommodation Comprises:**

#### **Entrance Hall**

With single radiator, pedestrian door to the garage.

#### **Lounge 5.62 x 3.62 (18'5" x 11'11")**

Having sliding patio doors to the rear aspect, uPVC double glazed window to the side aspect and two double radiators.



#### **Dining Kitchen 4.65 x 3.62 (15'3" x 11'11")**

Having an excellent range of newly fitted units, built in electric oven, worktops, four ring electric hob with extractor fan above, inset one and a half stainless steel sink, matching wall mounted cupboards, external door to the side aspect and uPVC double glazed window to the side aspect.



#### **Bedroom One 4.02 x 3.33 (13'2" x 10'11")**

With uPVC double glazed window to the rear aspect and double radiator.



#### **Bathroom 1.95 x 1.80 (6'5" x 5'11")**

Having a newly fitted white suite consisting of a panelled bath with mixer tap and shower fitment, pedestal wash hand basin, low level lavatory, boarded walls, heated towel rail and uPVC obscured double glazed window to the side aspect.



#### **Bedroom Two 3.62 x 2.65 (11'11" x 8'8")**

With uPVC double glazed window to the side aspect and double radiator.



#### **Bedroom Three 2.97 x 2.58 (9'9" x 8'6")**

With uPVC double glazed window to the front aspect and double radiator.

**Outside**

The property has a tarmac driveway with adjoining lawns and borders which surround the property.

**garage 5.48 x 2.75 (18'0" x 9'0")**

With an 'up and over' door, concrete floor, lighting and power connected.

**Agricultural Occupancy Condition**

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**Viewings**

By prior arrangement through Graham Watkins & Co.

**Deposit**

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

**Measurements**

All measurements given are approximate and are 'maximum' measurements.

**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.

**Wayleaves**

The property is let 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 lease.

