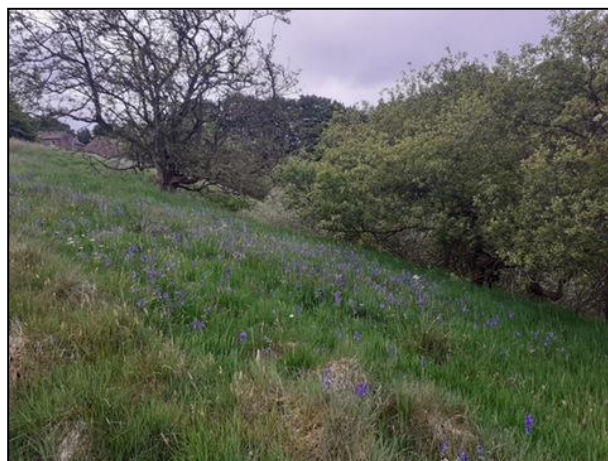


FOR SALE **BY PRIVATE TREATY**

100.10 Acres of Grassland
Adjacent to Boars Grove Farm,
Newtown, Longnor,
Buxton, Derbyshire, SK17 0LY



- **Sizeable Block of Agricultural Land in a Ring Fence**
 - **Possible Interest to Farmers and Investors**
- **Considered to Have Excellent Potential for Environmental and Conservation Purposes**

Offers in the Region of: £4,000 Per Acre

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 a short distance from the Hamlet of Newtown being 4 miles from Longnor and 6.2 miles from Leek.

The land is approached off the council road by means of a hardcore trackway over which there is a right of way. With the access point to the land being indicated by the agents 'For Sale' board

A location plan is attached to the particulars which shows the location.

Description

A ring fenced block of grassland enjoying an elevated location set in picturesque countryside with outstanding views over the surrounding countryside.

The land comprises a block of grassland which is undulating in nature having the benefit of natural water sources and also the benefit of small areas of woodland as shown on the picture below.



The land has been used by the vendors for livestock grazing but would equally be of significant interest to those with environmental and conservation interests.

The land is contained within the Leek Moors SSSI site and interested parties may wish to make their own enquiries of the local authority with regard to this or any other matter.

Local Authorities

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek,
ST13 6HQ Tel No: 0345 605 3010

and

Peak District National Park Authority, Aldern
House, Baslow Road, Bakewell, DE45 1AE
Tel No: 01629 816 200

Schedule

The land is further described below;

<u>OS Number</u>	<u>Description</u>	<u>Area (Ha)</u>
4409	Grassland	1.35
6607	Grassland	3.86
3795	Grassland	2.88
3488	Grassland	0.23
4971	Grassland	8.50
5397	Grassland	5.61
7163	Grassland	5.55
7608	Grassland	0.10
7692	Grassland	1.89
8391	Grassland	1.16
Pt 9298	Grassland	4.70
9014	Grassland	0.99
0102	Grassland	0.87
9263	Grassland	<u>2.82</u>
		40.51 hectares
		or 100.10 Acres
		or thereabouts

Services

We understand that the land is not connected to a mains water connection and interested parties should make their own enquiries if they wish to have a supply connected.

There are various natural water sources for livestock on the land, but interested parties should satisfy themselves regarding the suitability and reliability of these supplies.

Tenure and Possession

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

Basic Payment Scheme

The land was registered for the basic payment scheme and annual entitlements have been claimed. Entitlements are not included in the sale of the land, but may be available by separate negotiation if required.

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 interested party is advised to obtain verification from their Solicitor or Surveyor.

Viewing

At any reasonable time with a set of these particulars.

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

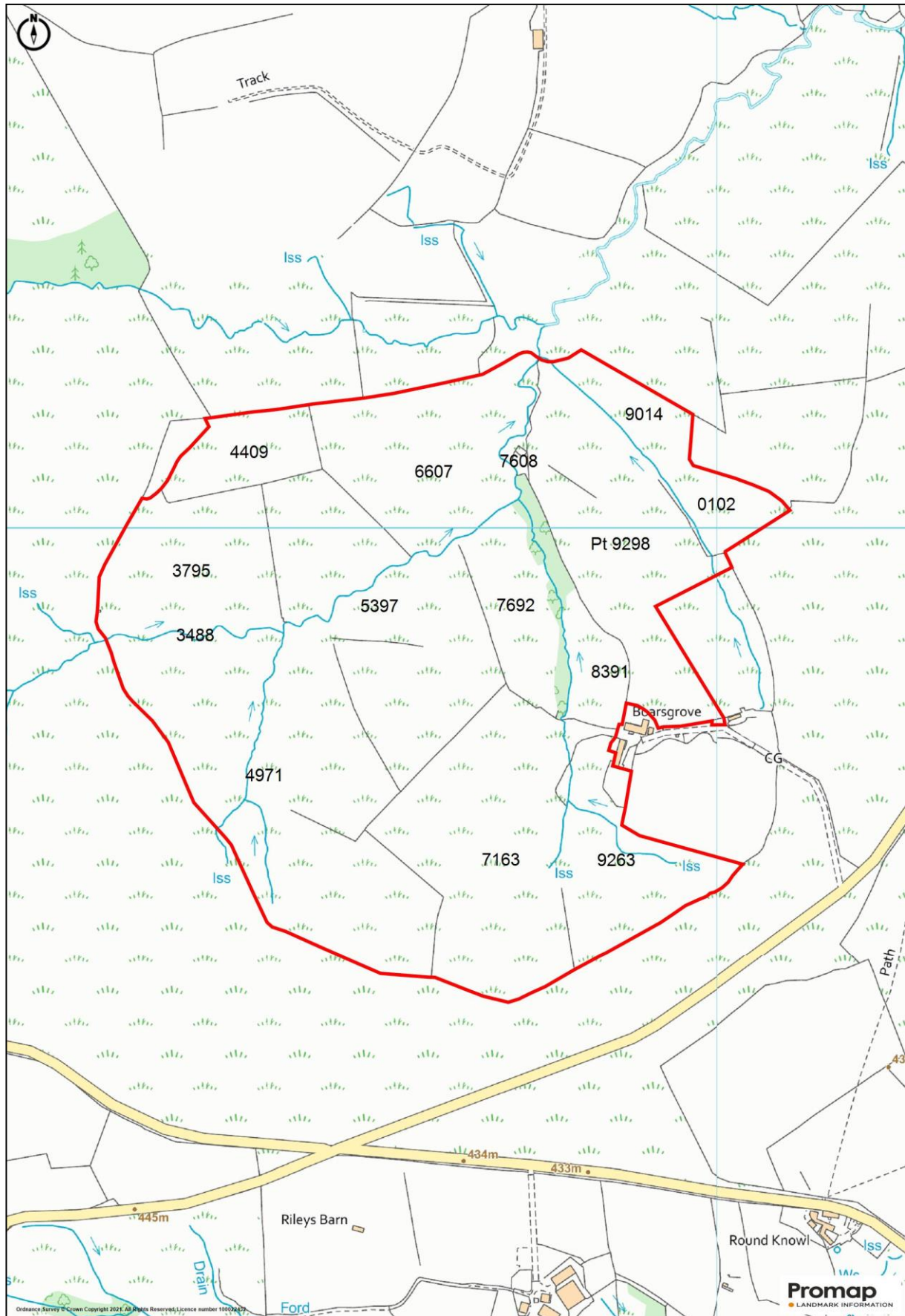
Thinking of Moving?

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.

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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