

FOR SALE
BY PRIVATE TREATY

(Subject to Conditions and if not sold prior)

34.57 Acres of Grassland
or Thereabouts

at

Quarnford

Buxton

Derbyshire

SK17 0TE

- **Frontage to A53 Leek to Buxton Road with Gated Access**
 - **Suitable for Grazing Purposes**
 - **The Land has the Benefit of Natural Water**

Offers in the Region of £150,000

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 off the main A53 road from Leek to Buxton, the land will be found on the left hand side just after Daffodil Farm as indicated by the agent's 'For Sale' board, approximately 7.5 miles from Leek.

The location of the land is shown on the attached plan.

What three words//shifts.turntable.rummage

Description

The land comprises a ring fenced block of grassland which is undulating in nature dropping down from the main Leek to Buxton A53 road from which there is a gated access onto the land. The land is suitable for grazing purposes and will be of interest to neighbouring land owners or alternatively as a separate block of accomodation land.

We understand that all the land with the exception of a small parcel adjacent to the main road is contained within a Site of Special Scientific Interest.

The land is set out in the following schedule:-

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
5397	Grassland	1.61
7489	Grassland	5.52
5405	Grassland	0.71
6213	Grassland	0.24
6604	Grassland	2.95
8112	Grassland	<u>2.96</u>
		13.99 hectares or
		34.57 acres or
		thereabouts

Services

We believe that there are natural water sources on the land for livestock and interested parties who wish to have a mains water connection should make their own enquiries.

Tenure and Possession

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

Stewardship Schemes

The land has previously been entered into a Countryside Stewardship which has just finished. Interested parties should make their own enquiries of Rural Payment Agency with regards to the availability for any other schemes if they wish.

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, quasia 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.

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

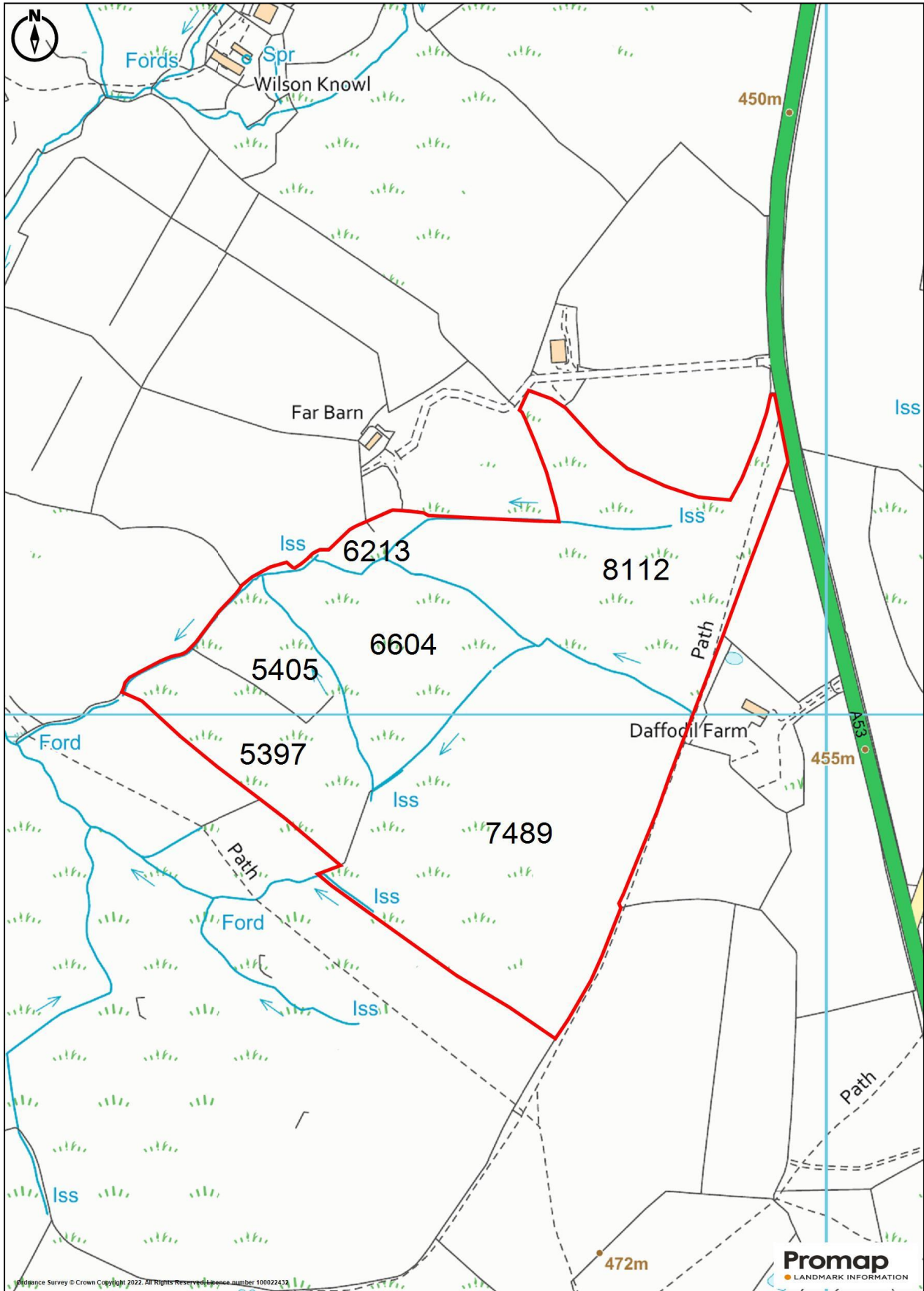
At any reasonable time with a set of these particulars.

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

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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