

FOR SALE BY PUBLIC AUCTION

Est. 1930  
**Whittaker  
& Biggs**



**45.01 Acres of Land Off Blackshaw Lane,  
Blackshaw Moor, Leek, Staffordshire ST13 8TR**

An opportunity to purchase a sound ring fenced block of level grassland, together with small wooded areas. The Land benefits from a natural water supply and has good roadside access off Blackshaw Lane and is well suited to the grazing of livestock and the majority is capable of being mown for hay & silage. The sale of this land provides an ideal opportunity for local farmers to acquire additional land to add to their existing holdings as well as those with environmental or investment interests.

**In all about 45.01 Acres (18.22 hectares)**

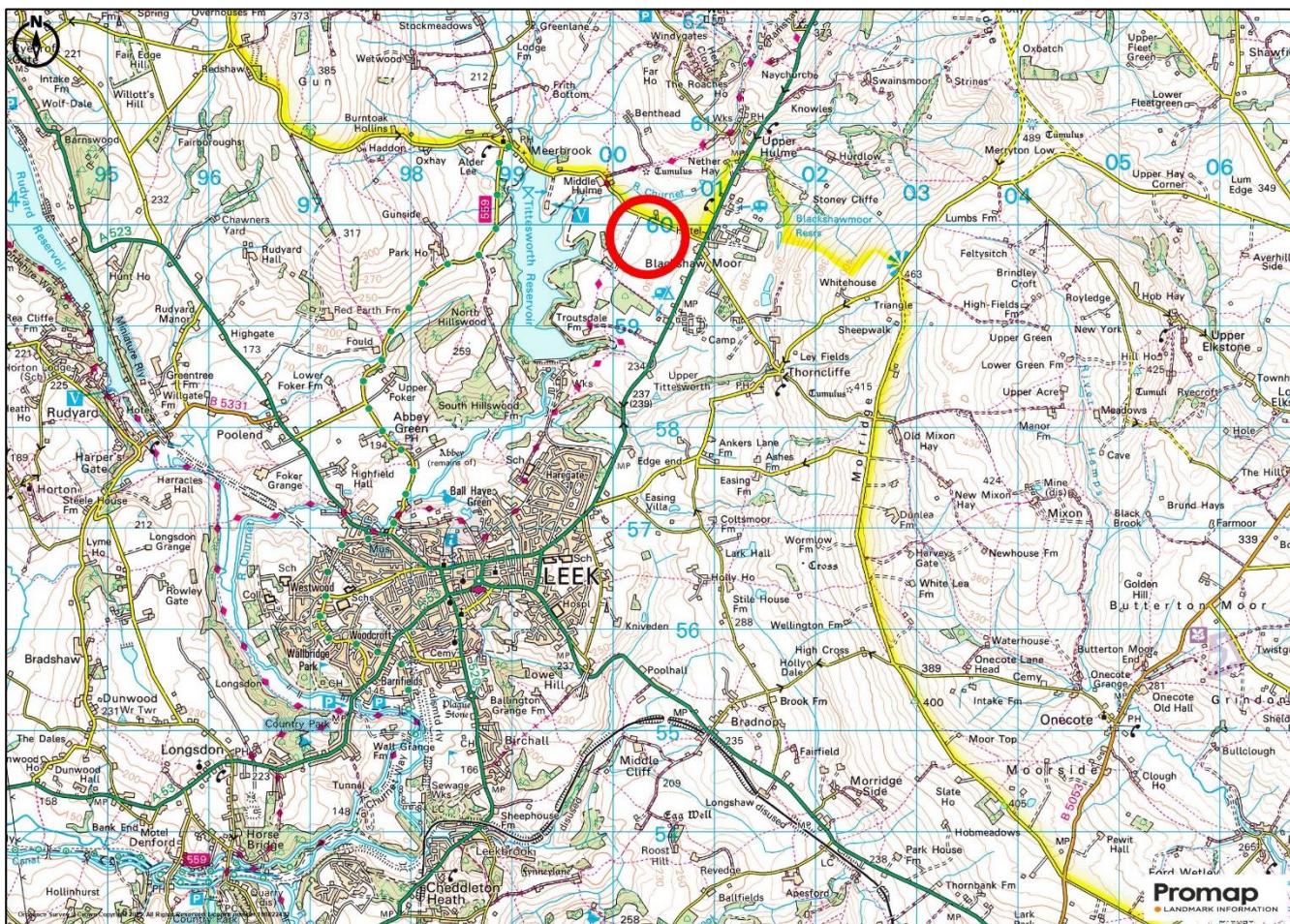
**Guide Price: £250,000 plus**

**To be sold by Public Auction on Thursday 17<sup>th</sup> August 2023 at 7:30pm**

**Venue - Heaton House Wedding Venue, Heaton, Rushton Spencer, Macclesfield, Cheshire, SK11 0RD**

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)





## LOCATION

Positioned on the outer edge of the Peak District National Park, the land is located to the south of Blackshaw Lane and to the west of the settlement of Blackshaw Moor, as shown on the location plan. Blackshaw Lane from which the land is accessed joins with the A53 Leek to Buxton Road and the market town of Leek is approximately 3 miles to the south.

## DIRECTIONS

From Leek town centre take the A53 Leek to Buxton Road and continue along the A53 for approximately 3 miles until you come to the settlement of Blackshaw Moor. Turn left at the junction just before the Three Horseshoes Hotel onto Blackshaw Lane signposted to Meerbroom. Proceed along Blackshaw Lane for approximately 300 metres and the entrance gateway to the land is on the left hand side identifiable by the agents 'For Sale' board.

**'What3Words'** – [///flashing.singles.raven](https://what3words.com/flashing.singles.raven)

## VIEWINGS

The land may be viewed during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view. Please ensure that all gates are left as found and latched or tied correctly.

Anyone inspecting the land does so entirely at their own risk and neither the selling agents nor the vendors accept any responsibility or liability for any injuries or consequential loss howsoever caused.



## **DESCRIPTION**

### **45.01 ACRES (18.22 HECTARES) (EDGED RED ON THE ATTACHED PLAN)**

The land is accessed directly off Blackshaw Lane and also via a stone track running along the western boundary as shaded yellow on the attached plan.

The land has generally been farmed in recent years as one ring fenced block and formally comprised of three parcels of level land, the majority of which is sown to grass and considered highly suited to the grazing of livestock and the majority capable of being mown for hay/silage.

The roadside parcel (1) has an area of woodland extending to approximately 1.89 acres running along the northern roadside boundary providing a degree of privacy and shelter for grazing livestock. Between parcels 1 & 2 and 2 & 3 there are further unfenced areas of mature trees.

A brook runs between parcels 1 & 2 and provides a useful natural supply of water for grazing livestock and is crossed via a culvert.

## **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.**

The land benefits from a right of way along the stone track that runs parallel to the western boundary shown as shaded yellow on the plan and this greatly assists with year round access to parcels 2 & 3.

An overhead electricity pole line crosses parcel 1.

A mains sewer runs along the eastern boundary.

The Land is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

## **TENURE AND POSSESSION**

The Land is sold freehold and with vacant possession granted upon completion.

## **LAND BASED SCHEMES**

The land is not subject to any Countryside Stewardship agreements and no Basic Payment Scheme delinking monies are included with the sale of the land.

## **SERVICES**

No mains services are connected to the land.

There is a natural water supply.

## **METHOD OF SALE**

The property is to be offered for sale by Public Auction on Thursday 17<sup>th</sup> August 2023 at 7:30pm at Heaton House Wedding Venue, Heaton, Rushton Spencer, Macclesfield, Cheshire, SK11 0RD. The Sellers reserve the right to exclude any of the property shown, sell the property beforehand or to generally amend the particulars.

## **SOLICITORS**

Bowcock & Pursaill Solicitors

54 St Edward St,

Leek

ST13 5DJ

Contact: Mrs Emma Gould

Tel: 01538 370827

Email: [eg@bowcockpursaill.co.uk](mailto:eg@bowcockpursaill.co.uk)

## **LOCAL AUTHORITY**

Staffordshire Moorlands District Council,

Moorlands House,

Stockwell Street,

Leek,

ST13 6HQ

## ADDITIONAL INFORMATION CONTACT

Peter Kirton-Darling MRICS FAAV  
Whittaker and Biggs  
45-49 Derby Street  
Leek  
Staffordshire  
ST13 6HU  
Tel: 01538 372006  
Email: peter@whittakerandbiggs.co.uk

## PARTICULARS

Particulars written July 2023  
Photographs taken July 2023

## MONEY LAUNDERING REGULATIONS

All Prospective Buyers should be aware, that in order to be in a position to bid at the auction the selling agents must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations 2017. All parties considering bidding must either call into our Leek Office on Derby Street and provide photographic id, ie passport/driving licence and proof of address ie: council tax/utility bill or alternatively present identification to the Auctioneers one hour prior to the commencement time of the Auction at the Auction Venue.

## EXCHANGE OF CONTRACTS AND COMPLETION

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be nonreturnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents). It is anticipated that completion will take place within 28 days of the date of the auction or earlier by mutual agreement.

## DEFINITIONS OF GUIDE PRICE AND RESERVE PRICE

**GUIDE PRICE:** An indication of the Seller's current minimum acceptable price at Auction. The guide price or range of guide prices is given to assist prospective Buyers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the Seller and the Auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the Seller at any time up to the day of the Auction in light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition below). Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

**RESERVE PRICE:** The Seller's minimum acceptable price at Auction and the figure below which the Auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the Seller and Auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

## SALES CONDITIONS AND CONTRACT

The Sales Conditions and Contract will be available for inspection at the Auctioneers' office and at the Solicitors during normal office hours in the 7 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

## IMPORTANT NOTICE

WHITTAKER & BIGGS for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of WHITTAKER & BIGGS has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by WHITTAKER & BIGGS or the Vendors or the Lessors of this property.
- (iii) the making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that he/she has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) the photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) where any reference is made to planning permissions or potential uses, such information is given by WHITTAKER & BIGGS in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) the Vendors reserve the right to amalgamate, withdraw or exclude any of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) the property is sold subject to reserve(s).
- (viii) WHITTAKER & BIGGS reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

