



**Barn & Land off New Road,
Reapsmoor, Longnor, Buxton, Derbyshire, SK17 0LG**

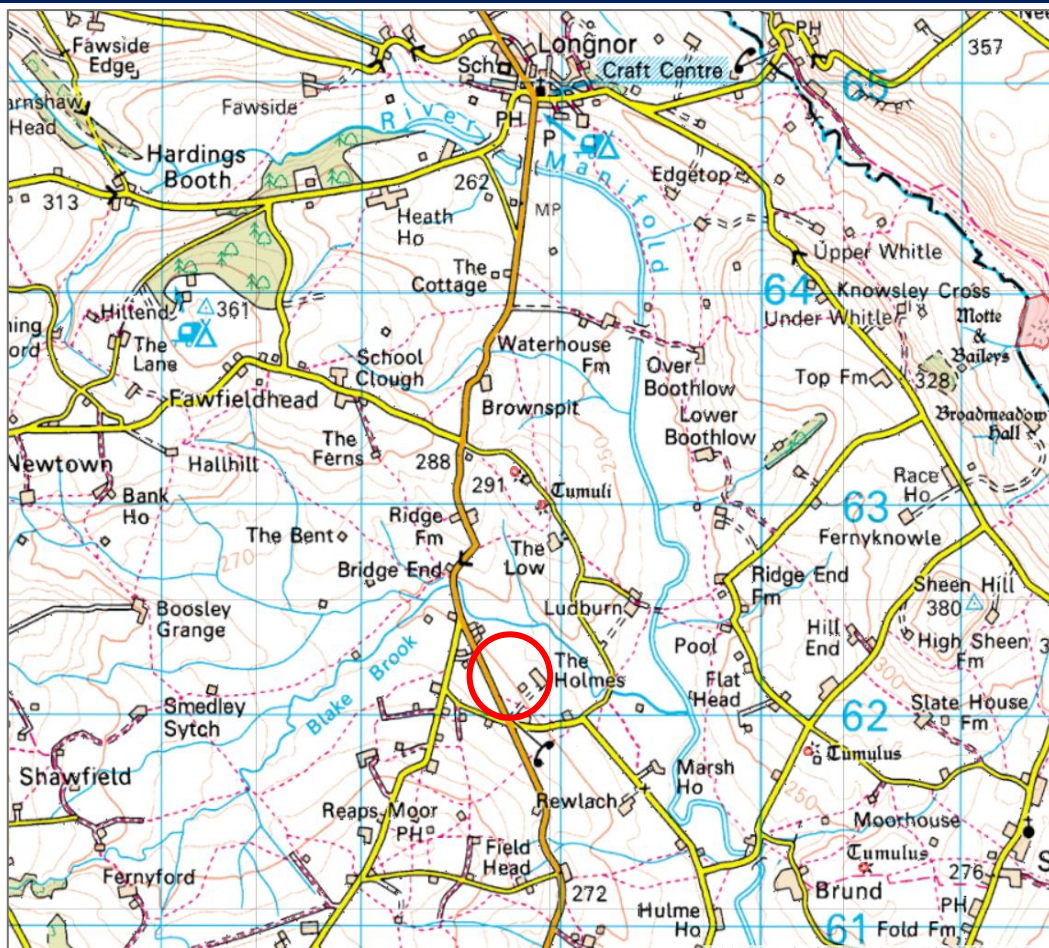
An excellent opportunity to purchase a detached two storey barn sitting within the Peak District National Park with potential for conversion subject to planning permission, with far reaching rural views together with two parcels of regular shaped and productive grassland extending in total to approximately 7.74 acres (3.13 hectares)

In all about 7.74 Acres (3.13 hectares)

Guide Price: £100,000 plus

TO BE SOLD BY INFORMAL TENDER

CLOSING DATE FOR OFFERS TO BE RECEIVED BY WEDNESDAY 5TH MAY 2021 AT 12 NOON



LOCATION

The barn & land is located within the Peak District National Park, 2 miles to the south of the thriving village of Longnor. Local facilities are available within the village including a shop and a post office, whilst a wider range of amenities are available in the Spa town of Buxton which is approximately 9 miles to the north. There are many nearby local walks, bridleways, trails and beauty spots within the Peak Park and the Staffordshire Moorlands and tourist attractions including Chatsworth House, Haddon Hall and Alton Towers Theme Park are within easy reach by road.

DIRECTIONS

From our Derby Street Leek Office proceed out of the town on the A523 towards Ashbourne. Follow this road for approximately 4.7 miles turning left at the Bottomhouse crossroads onto the B5053. Proceed for 7.4 miles, passing through the village of Warslow and the land is on the right hand side of the road 130 yards past the crossroads for Higg Lane with the entrance gateway to the land identified by a Whittaker & Biggs 'For Sale' sign.

VIEWINGS

The land and the exterior of the barn 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.

Internal inspection of the barn is available strictly by prior appointment only.

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

The Barn and surrounding land is as shown as edged red on the attached plan and extends in total to approximately 7.74 acres (3.13 hectares) with long frontage to and access off the B5053 (New Road) and located midway between the villages of Longnor and Warslow.

Positioned broadly central to the land is a traditional two storey stone field barn which externally measures approximately 9.00m x 5.56m together with a single storey stone lean-to measuring externally 2.80m x 2.10m. The barn offers potential to be converted for a wide range of alternative uses such as a residential dwelling, tourism accommodation or for rural business use, all subject to obtaining the necessary planning consents.

The land surrounding the barn is divided into two regular shaped and level parcels of grassland by a part mature hawthorn hedge and dry-stone wall. In recent years the land has been grazed by cattle and in the past it has been mown for hay. The external boundaries are a combination of post and wire fences, mature Hawthorne hedgerows and dry stone walls.

SERVICES

Mains Water is Connected to a trough on the roadside boundary.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

There is a public footpath crossing through the roadside parcel from to west to east as marked on the plan.

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

BASIC PAYMENT SCHEME

The land is eligible for the Basic Payment Scheme, however no Entitlements are included with the sale of the land, but may be available to purchase by way of separate negotiation following completion.

SALE PLANS

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct, but any error, omission or mis-statement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

MONEY LAUNDERING REGULATIONS

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.



METHOD OF SALE

The property is offered for sale by Informal Tender. The closing date for offers to be received by is **12 noon on Wednesday 5th May 2021**. A Tender Form is attached to these particulars and only offers submitted using the Tender Form will be considered. All Tender Forms should be addressed to Mr. P. Kirton-Darling, Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU and marked '**BARN & LAND OFF NEW ROAD- PKD**'. The vendor reserves the right to not accept the highest, or any offer.

DEPOSITS AND COMPLETION

The successful purchaser will be required to pay a deposit of 10% of the sale price upon exchange of contracts. It is expected that exchange will take place within 28 days of an offer being accepted and that completion will take place as soon as possible thereafter.

LOCAL AUTHORITY

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ
Tel: 0345 605 3010

ADDITIONAL INFORMATION CONTACT

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

PARTICULARS

Particulars written March 2021
Photographs taken March 2021



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non-standard lenses.



Area: 7.74 acres (3.13 ha)

PLAN NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY

SUBJECT TO CONTRACT

**Barn & Land off New Road,
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TENDER FORM

I/We Name
Of Address
.....
.....
Telephone
Number:
Email:

I/We wish to offer the following sum of money for the Barn & Land extending in total to approximately 7.74 acres (3.13 Hectares)

£..... (In Words)
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In the event of my/our offer being successful my/our Solicitor is as follows:

Name
Firm
Address
.....
.....
Telephone No
Email:

That in order to complete the purchase:

Cash funds are available: YES/NO

Mortgage funding will be required: YES/NO

That our mortgage offer is subject to the following conditions:

.....
.....

Subject to sale of existing property: YES/NO

PLEASE NOTE:

Best and final offers to be received by: Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU by 12 noon on Wednesday 5th May 2021 and are to be submitted strictly in accordance with the following conditions and provisions:

1. Offers should be in a sealed envelope marked: "BARN & LAND OFF NEW ROAD- PKD" and marked for the attention of Mr. P Kirton-Darling, Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU.
2. The offer should contain the following:
 - a. The name and address of the prospective purchaser.
 - b. An offer in pounds sterling set out in both numbers and words.
 - c. The name and address of the prospective purchaser's Solicitor.
 - d. Offers are to be subject to contract only.
 - e. A reference to provide proof of funding should accompany the offer.
 - f. The Vendor reserves the right not to accept the highest or any offer.
3. Offers should be submitted on the basis of a specific sum which is not calculable by reference to another offer. No rising or topping offers will be considered.
4. If offers are submitted on behalf of a third party, the identity and address of the party must be given.