



**Graham Watkins & Co.**

*Chartered Surveyors, Estate Agents, Auctioneers & Valuers*

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Draft Details Only – these details may be subject to alteration

# **FOR SALE** **BY INFORMAL TENDER** (unless sold by Private Treaty)

**68.83 Acres of Land**  
**At Fernilee, Nr Whaley Bridge,**  
**High Peak, Derbyshire, SK23 7BZ**

**Available in Five Lots**

**Lot 1 – 21.44 Acres or Thereabouts**

**Lot 2 – 9.98 Acres or Thereabouts**

**Lot 3 – 17.96 Acres or Thereabouts**

**Lot 4 – 11.13 Acres or Thereabouts**

**Lot 5 – 8.32 Acres or Thereabouts**

- **All Blocks of Land have good Access**
- **Suitable for Mowing and Grazing together with some woodland being part of lot 4**

**TENDERS TO BE SUBMITTED BY**  
**12 NOON ON**  
**FRIDAY 11<sup>TH</sup> DECEMBER 2020**

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 and Situation**

The land is situated on the outskirts on Whaley Bridge, near the hamlet of Fernilee. Lot one and four can be accessed by the main A5004 road known as 'Long Hill'. The other three lots are accessed from Shallcross Road, as shown on the attached plan.

The blocks of land will be indicated by the agents 'For Sale' sign, and are identified on the attached plan.

### **Agents Note**

The sale of this land in 5 lots offers a rare opportunity to acquire sound agricultural land in this area, all of which is in good heart and has been well farmed by the current owners for many years.

The sale by tender enables interested parties to bid on either single lots, or a combination of lots to suit their requirements. If buyers would like to offer on a combination of lots, or their offer on one lot is subject to their success or otherwise on another lot, please indicate this on the tender form or on a covering letter.

### **Description – Lot 1 – 21.44 Acres – Edged in Red**

**Guide Price – £130,000 – £160,000**

This is a sound block of grassland, which would primarily be suitable for grazing and can be accessed off Long Hill. The land is good pasture land and is generally undulating in nature.

### **Lot 2 – 9.98 Acres – Edged in Blue**

**Guide Price – £80,000 – £100,000**

This is a block of grassland, suitable for mowing in part and grazing with gated access from Shallcross Road.

The land will be of interest to those considering lots 1 & 3 as it adjoins both lots, and interested parties will note the track which currently serves both lots 1 & 2 which is useful for access for field work during the winter months.

### **Lot 3 – 17.96 Acres – Edged in Orange**

**Guide Price – £150,000 – £180,000**

A sound block of mowing land, in good heart and benefitting from double gated access from Shallcross Road. The land is generally level in nature and capable of growing excellent crops of grass.

### **Lot 4 – 11.13 Acres – Edged in Light Blue**

**Guide Price – £60,000 – £80,000**

This is a block of land which is a mixture of grassland and woodland sloping down onto Long Hill. This land would be of interest to those with conservation or environmental interests, as well as being suitable for livestock grazing. The land is accessed from Long Hill via a short unmade road to an existing gated access.

### **Lot 5 – 8.32 Acres – Edged in Purple**

**Guide Price – £70,000 – £90,000**

A sound block of mowing land being in good heart and capable of growing good crops of grass. The field is gently sloping in nature and runs down to Long Hill. The field is currently accessed from Shallcross Road via an existing gateway.

### **Services**

No mains water is connected to any of the lots currently as it has been served by adjacent land. Mains water is however available in the vicinity and interested parties should make their own enquiries about new connections if required.

### **Tenure and Possession**

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

### **Basic Farm Payment**

All the lots have been registered for Basic Farm Payment Entitlements which are not included in the sale but maybe available to the purchasers subject to separate negotiations 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 lessor is advised to obtain verification from their Solicitor or Surveyor.

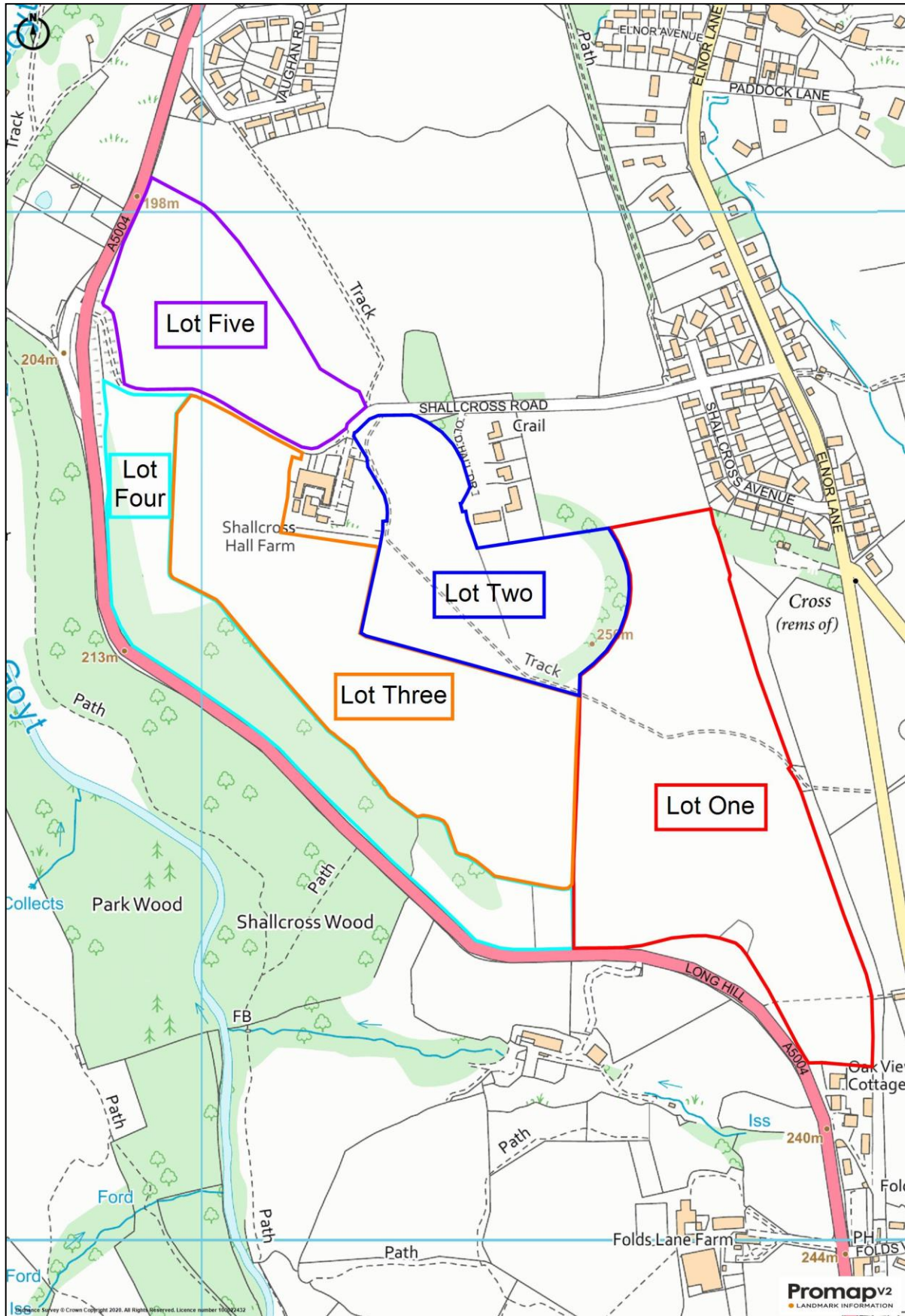
### **Viewing**

At any reasonable time with a set of these particulars.

**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.

Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved



### **Tenders**

The property is offered for sale on a tender basis, tenders can be for any price and the guide price quoted is only an indication, interested parties should complete the enclosed tender form and return it to the agent's office as below:

Graham Watkins & Co  
57 Derby Street  
Leek  
Staffordshire  
ST13 6HU

- Tenders to be submitted by **12 Noon on Friday 11<sup>th</sup> December 2020**
- Please ensure that the envelope is marked with **“Tender – Land at Fernilee, Nr Whaley Bridge”**

**TENDER FORM**

**‘Land at Fernilee, Nr Whaley Bridge’**

**TO BE RETURNED TO:**

**Graham Watkins & Co  
57 Derby Street  
Leek  
Staffordshire  
ST13 6HU**

**By 12 noon Friday 11<sup>th</sup> December 2020**

Surname: \_\_\_\_\_

Christian Names: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone (home): \_\_\_\_\_

(mobile): \_\_\_\_\_

Solicitors Details:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SUBJECT TO CONTRACT**

**Lot One – 21.44 Acres or Thereabouts**

I hereby offer in respect of Lot One the sum of:-

£ \_\_\_\_\_

\_\_\_\_\_  
(In words)

**Lot Two – 9.98 Acres or Thereabouts**

I hereby offer in respect of Lot Two the sum of:-

£ \_\_\_\_\_

\_\_\_\_\_  
(In words)

**Lot Three – 17.96 Acres or Thereabouts**

I hereby offer in respect of Lot Three the sum of:-

£ \_\_\_\_\_

\_\_\_\_\_  
(In words)

**Lot Four – 11.13 Acres or Thereabouts**

I hereby offer in respect of Lot Four the sum of:-

£ \_\_\_\_\_

\_\_\_\_\_  
(In words)

**Lot Five – 8.32 Acres or Thereabouts**

I hereby offer in respect of Lot Five the sum of:-

£ \_\_\_\_\_

\_\_\_\_\_  
(In words)

Please state any further information that may be of value when considering the offer put forward (proposed method of financing the purchase, whether the purchase will be subject to the sale of any property, proposed time scale and any other relevant matters) :

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Signed

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Date



## **TENDER CONDITIONS**

### **TENDERS**

1. Tenders to be returned to Graham Watkins & Co, 57 Derby Street, Leek, Staffordshire, ST13 6HU by 12 noon on Friday 11<sup>th</sup> December 2020
2. Please ensure the envelope is sealed and marked with “Tender – Land at Fernilee, Nr Whaley Bridge’
3. Tenders must be for a fixed sum and must be in writing and where possible proof of funds must be enclosed with the tender form
4. Tenders will not be accepted on the basis that they refer to any other tender.
5. All tenders will be opened in the presence of the vendors and when a decision has been made all persons who have submitted a tender will be notified in writing accordingly.

The vendors are not obliged to accept the highest or indeed any tender submitted