



Graham Watkins & Co.

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

69 Derby Street, Leek
Staffordshire, ST13 6JL
Tel: 01538 373308
Fax: 01538 399653
Email: info@grahamwatkins.co.uk
www.grahamwatkins.co.uk

Draft Details Only – these details may be subject to alteration

GRASSLAND TO LET **BY INFORMAL TENDER**

41.56 Acres of Grassland -
Split into Two Lots

Lot 1 - 25.25 Acres

Lot 2 - 16.31 Acres

Adjacent to
Cock Knowl Farm,
Mudhurst Lane,
Higher Disley, Nr Stockport,
Cheshire, SK12 2AN

- **Seasonal Grazing/Mowing License**
- **The land is available from the 1st April 2021 to 31st October 2021**

TENDERS TO BE SUBMITTED BY 12 NOON ON
WEDNESDAY 3RD MARCH 2021

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

From Buxton, take the A5004 known as Long Hill out towards Whaley Bridge. When approaching Whaley Bridge at the first set of four way traffic lights, turn left onto Macclesfield Road, towards Kettleshulme. After passing through the hamlet of Kettleshulme, take a sharp righthand turn onto Higher Lane, which is signposted to Higher Disley. After approximately 1.5 miles, the land will be found on either side of Mudhurst Lane, as shown on the attached plan.

Situation

The land is situated off Mudhurst Lane, which runs between Kettleshulme and Disley, lying within the Peak District National Park.

Description - Lot One

The land is permanent pasture and suitable for grazing only. There is a building on site which can be utilised on a 'good will basis'.

The land adjacent to Cock Knoll Farm is further described below;

<u>OS Parcel No</u>	<u>Description</u>	<u>Size (Ha)</u>
0672	Grassland	3.82
1766	Grassland	0.23
1258	Grassland	1.33
0851	Grassland	<u>4.84</u>
		10.22 Hectares
		Or 25.25 Acres or thereabouts

Description - Lot Two

This is a block of grassland which is suitable for grazing and parts can be mowed.

The land situated on the opposite side of Mudhurst Lane is further described below;

<u>OS Parcel No</u>	<u>Description</u>	<u>Size (Ha)</u>
1969	Grassland	3.95
1642	Grassland	<u>2.65</u>
		6.60 Hectares
		Or 16.31 Acres or thereabouts

Both blocks of grassland are available on a seasonal basis between 1st April 2021 and 31st October 2021.

Services

Both blocks of land have the benefit of a natural water supply. Interested parties should satisfy themselves on the suitability of the supply.

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.

TENDERS

TENDER CONDITIONS

1. Tenders to be returned to Graham Watkins & Co, 57 Derby Street, Leek, Staffordshire, ST13 6HU in an envelope marked “Tender - Land at Mudhurst Lane” by 12 noon on Wednesday 3rd March 2021.
2. Please ensure the envelope is marked with “Tender – Land at Mudhurst Lane”
3. Tenders must be for a fixed sum and must be in writing.
4. Following communication with the Licensor a decision will be made and all persons who have submitted a tender will be notified in writing accordingly.
5. The licensor is not obliged to accept the highest or indeed any tender submitted.

TENDER FORM

41.56 ACRES OF GRASSKEEP

AT MUDHURST LANE, HIGHER DISLEY

Surname: _____

Christian Names: _____

Address: _____

Telephone (home) _____

(mobile) _____

LOT ONE

I hereby offer to pay an annual rent in respect of 25.25 acres of Land at Mudhurst Lane, Higher Disley with effect from 1st April 2021 until 31st October 2021 in the sum of: -

£ _____ per annum

_____ (in words)

LOT TWO

I hereby offer to pay an annual rent in respect of 16.31 acres of Land at Mudhurst Lane, Higher Disley with effect from 1st April 2021 until 31st October 2021 in the sum of: -

£ _____ per annum

_____ (in words)

Signed

Date

Please ensure the envelope is marked with "Tender – Land at Mudhurst Lane"

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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