



Moorside Farm Leek Road
Warslow



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Moorside Farm Leek Road

Warslow
Derbyshire
SK17 OJS

****FOR SALE BY PUBLIC AUCTION MONDAY 18TH MAY****

The sale of "Moorside Farm" presents the rare opportunity to purchase a delightfully positioned detached country property set with around 23 acres or thereabouts and a large detached stone barn. Located in a fantastic rural position on the outskirts of Warslow the property occupies a superb spot with some outstanding views over the surrounding countryside and down towards the Manifold Valley.

The property requires some significant updating and improvement but does benefit from oil fired central heating.

The accommodation comprises: Entrance Porch, Kitchen, Walk-in Pantry and Living Room to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.

Subject to the relevant permissions being obtained the farmhouse and detached barn may offer the potential to be extended or developed.

Easy travelling distance to the surrounding villages of Warslow, Hulme End and Hartington. The surrounding market towns of Ashbourne, Leek, Bakewell, Matlock and Buxton and the Potteries Conurbation all within reasonable travelling distance. Manchester approx 35 miles and Sheffield approx 30 miles.

The property is offered For Sale with No Upward Chain involved.

Auction Guide £550,000



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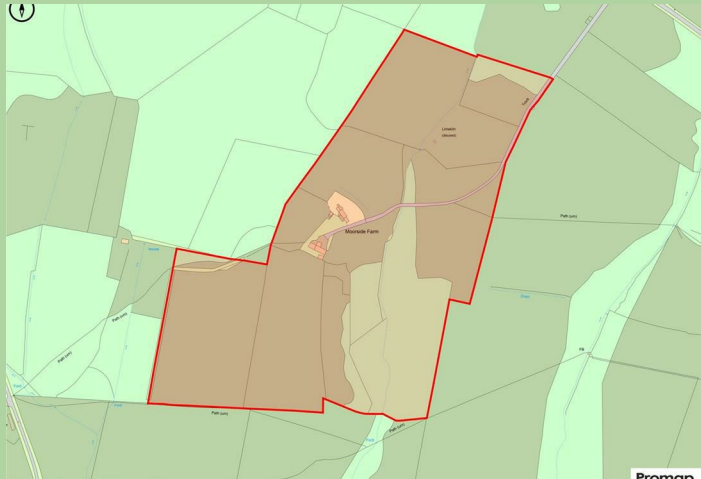


Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Tiled floor.

Kitchen

Wall and base units. Ceramic sink unit with rinsing bowl, drainer and mixer tap. Cooker point. Stairs off. Stone flooring. Access to:

Pantry

Window to side.

Living Room

Radiator. Fire place.

Landing Area

Access to:

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath. W.c. Wash basin. Radiator.

Outside

Lawned garden to the front of the property, two attached outbuildings. Large detached stone barn with pitched / tiled roof. Around 23 acres.

Agents Notes

Septic tank drainage.
Oil fired central heating.
Water from a well.
Main electric.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Tenure and Possession

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

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage

Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

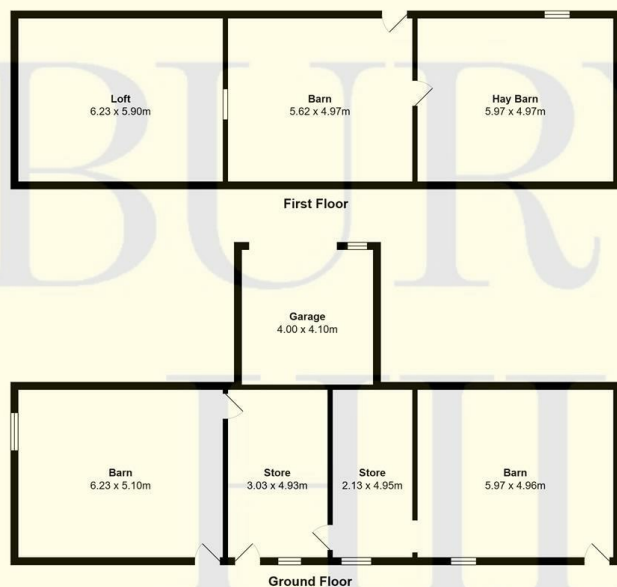
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Directions

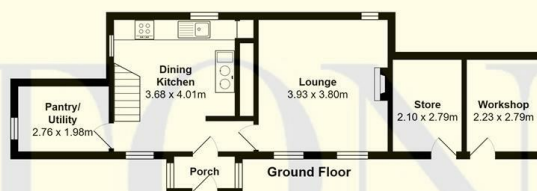
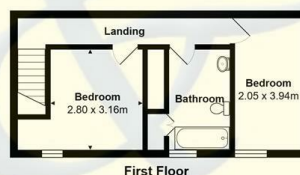
What3words: swept.lush.tightest for the cottage itself top of the drive is contracting.noble.couches

Coming from and up and out of Warslow on Leek Road, Moorside's drive is exactly 0.7 of a mile from the Greyhound Inn in Warslow on the left hand side going downwards.

Coming from Leek / Buxton direction etc on Leek Road, keep driving towards Warslow and when you go over a cattle grid (the only one on Leek Road) Moorside's drive is about fifty metres on the right going downwards.



Total Area: 288.7 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Conditions Of Sale

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Deposits and Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Method of Sale Auction

The property is offered by Public Auction at 3.00pm on Monday 18th May 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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Offices in:

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Uttoxeter	01889 562811