



Land off Ellastone Road  
Winkhill



**Land off Ellastone Road  
Winkhill  
Leek  
Staffordshire ST13 7PW**



**22.41ac**

A rare opportunity to purchase a block of grassland suitable for both mowing and grazing, extending to approximately 22.41 acres (9.07 ha) and situated in a highly-accessible location with good access.

**For sale by Private Treaty.**

**Guide Price: £335,000**



Bakewell Office - 01629 812777



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**Location:**

The land is positioned in a desirable rural setting on the outskirts of Leek, offering far-reaching countryside views, whilst maintaining excellent accessibility to nearby amenities and transport links. The nearby market town of Leek (4.5 miles) provides a comprehensive range of amenities, with further nearby towns and villages including Cheddleton (7.3 miles), Ashbourne (9.4 miles), and Cheadle (8.4 miles). Situated near the edge of the Peak District National Park, the area is well-known for its outstanding natural beauty, with numerous scenic walks, bridleways, and outdoor activities close at hand.



**Description:**

The sale offers a great opportunity for a purchaser to acquire a useful block of land, extending to approximately 22.41 acres.

The land is all down to grass, with all being suitable for mowing, and grazing if preferred. It is internally divided into multiple paddocks, and will suit those with agricultural interests, as well as appealing to neighbours landowners/farmers.

The land is bounded by mature hedgerow, dry stone walling, and post and wire/ rail fencing.

Access is from gated roadside access off Ellastone Road, and vehicular access off the A523 via a right-of-way (hatched red on the plan).

**Directions:**

From Leek town centre, head east along the A523 out of town, and continue straight for approximately 4.5 miles. With the Cottage Kitchen Café on your right hand side, take the next right onto Ellastone Road signposted for Alton Towers. The land can be found situated immediately on the right, indicated by our 'For Sale' board.

What3words:///grafted.appealing.delighted

**Services:**

We are not aware of any services at the property.

**Tenure and Possession:**

The land is sold freehold, with vacant possession upon completion.

**Viewing:**

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

**Method of Sale:**

The property is offered for sale by Private Treaty.

**Vendor's Solicitors:**

Talbots Law, 10 Derby Street, Leek, Staffordshire ST13 5AW

**Local Authority:**

Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek, Staffordshire ST13 6HQ

**Overage Clause:**

The land will be subject to an overage clause of 25% for a period of 25 years on any uplift in value arising for any development, aside from agricultural or equestrian use.

**Countryside Stewardship:**

The land is currently registered with the Rural Payments Agency. No entitlements are included. There is a Mid Tier Countryside Stewardship agreement in place which runs until the beginning of 2027.

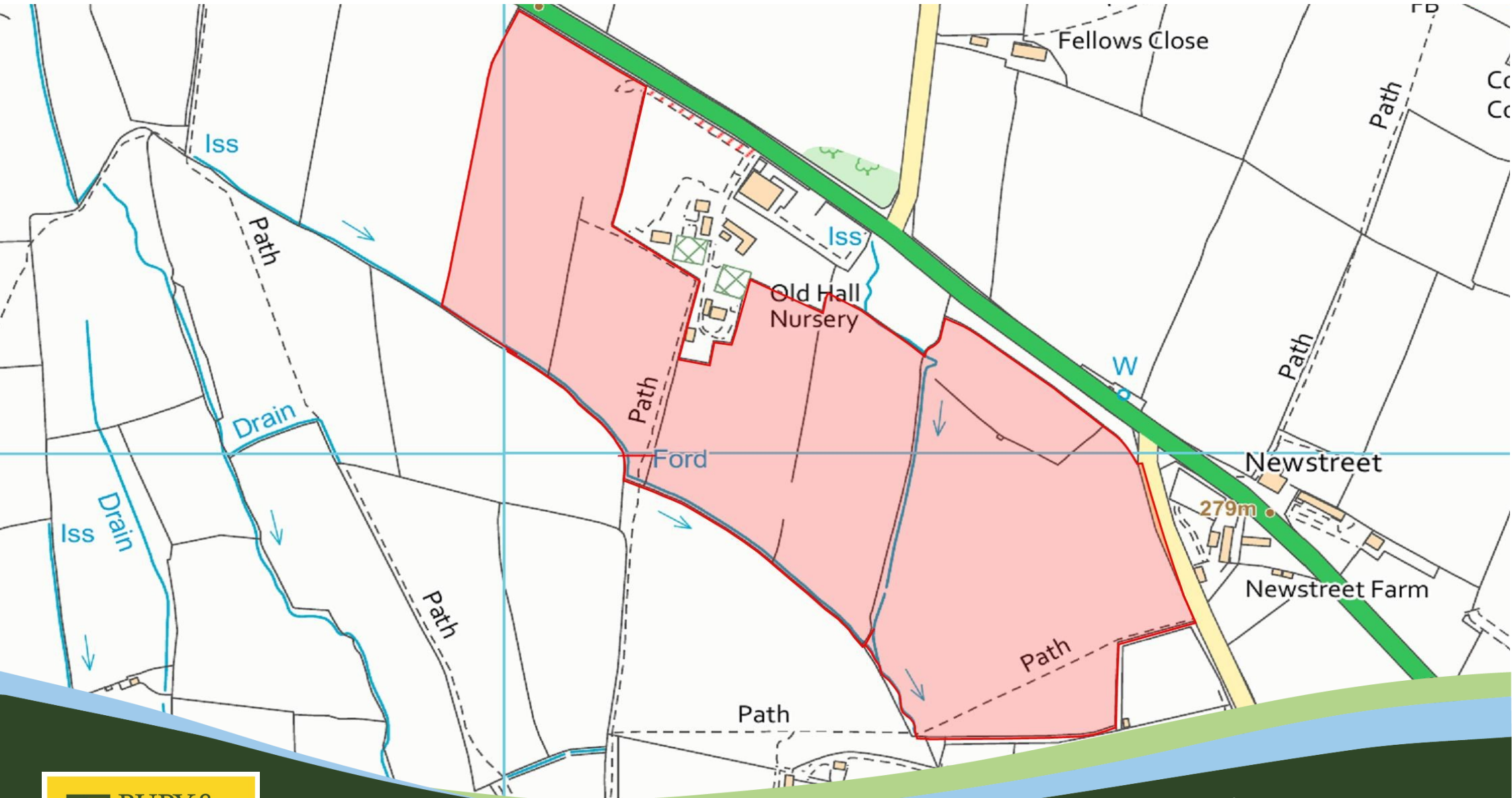
**Rights of Way, Wayleaves and Easements:**

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. The land is granted a right-of-way for access to the north from the A523 across the neighbours land. A public footpath also runs through the property, and there are overhead powerlines.

**Agents Notes:**

Bagshaws LLP 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. Bagshaws LLP 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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