

## FOR SALE BY ONLINE AUCTION

(Subject to Conditions and if not sold prior)

Dodsleigh Methodist Chapel,  
Dodsleigh Lane, Dodsleigh  
Stoke on Trent, ST10 4SL

- Considered to may have potential for alternative uses subject to the necessary planning consents
  - Frontage to Dodsleigh Lane



**Guide Price £170,000 - £200,000**

ONLINE AUCTION  
**Wednesday 14th December 2022**

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 representations or warranty whatsoever in relation to this property.

### Directions

If approaching from Tean, follow the A522 towards Uttoxeter. When approached Lower Tean, after the passing the Dog & Partridge Inn, turn right onto Leigh Lane. Follow Leigh Lane, which then merges onto Manor Lane then onto Dodsleigh Lane, and as you approach Dodsleigh, the property can be found on your right hand side as indicated by the agents 'For Sale' board.

### Situation

The property is situated within the hamlet of Dodsleigh, being adjacent to Dodsleigh Lane and lies 6 miles from Uttoxeter, 6 miles from Cheadle and 9 miles from Stone.

The property is considered to may have good potential for alternative uses subject to the necessary planning consents. Interested parties should make their own enquiries of the local planning authority

### Accommodation Comprises:

The property comprises a brick under a tiled roof, former chapel, and has good frontage to Dodsleigh lane.

The property provides the following accommodation:-

#### **Entrance Door**

#### **Entrance Lobby – 1.84m x 1.53m**

With wooden floor



#### **Main Former Chapel Room – 5.47m x 9.83m plus Recess**

With carpet flooring, windows to three elevations and wooden lined ceiling and radiator.

#### **Meeting Room – 7.56m x 5.21m**

With separate entrance door and radiator and folding wooden partition to main chapel room and carpet flooring.

#### **Lobby – 3.18m x 2.83m**

With carpet flooring and radiator

#### **Utility – 3.23m x 1.89m plus recess**

With sink unit, 'Firebird' oil fired central heating boiler and Velux window

It is understood that the Church Pews and other items relating to it's former use as a place of worship are excluded from the sale and will be removed prior to completion.

### OUTSIDE

From the road there is a tarmacked yard area which leads to the rear of the property giving access to a brick and tiled **Cloakroom** with low flush WC.

The property sits on a spacious plot with grass area, oil tank and metal perimeter fence. The property has the benefit of double metal entrance gates from the road

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### **Viewing**

By prior arrangement through Graham Watkins & Co.

### **Tenure and Possession**

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

### **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.

### **Services**

We understand that the property is connected to mains electricity and water. We understand that the property will not have a sewage system in place and the buyer will have to make his own arrangements for a new system on site.

### **Land Registry**

The property is listed on the Land Registry under Title Number SF554720. A copy of the plan is attached to these particulars below.

### **Local Authority**

We believe the property lies in the East Staffordshire District Council to whom planning enquires should be made.

### **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.

### **Conditions of Sale**

The conditions of the sale will be available on line through the Auctioneers seven days prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

### **Buyer(s) Fee**

The successful buyer of each lot shall be required to pay a buyer's fee of £250 + VAT (£300 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

### **Solicitors**

Eric Whitehead (Mr Tim Halliday)  
14 Chapel Street  
Cheadle  
Stoke on Trent  
ST10 1DY  
Tel 01538 755761

### **Thinking of Moving?**

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

### **Guide Price**

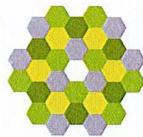
The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction, and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

**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

**HM Land Registry  
Official copy of  
title plan**

Title number **SF554720**  
Ordnance Survey map reference **SK0134NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Staffordshire : East  
Staffordshire**



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Dodsleigh Methodist Church

DODSLEIGH LANE

Church View

Lower House Farm

Bancroft

Rose Cottage

**INTRODUCING GRAHAM WATKINS & CO ONLINE AUCTIONS**

Graham Watkins & Co Online Auctions is a new, innovative and pioneering platform for buying and selling property.

It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure free from the comfort of your own home or office via desktop, tablet or mobile phone.

**REGISTRATION****A STRAIGHTFORWARD PROCESS FROM START TO FINISH**

In order to bid at Graham Watkins & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can 'watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below.

Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. driver's licence or passport) and recent proof of address (dated within the last 3 months). This is required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

**ACCEPT TERMS****ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS**

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

**SPECIFY YOUR SOLICITOR****PROVIDE DETAILS OF YOUR CHOSEN SOLICITOR**

You will be asked to provide details of your chosen solicitor, so that in the event of you winning the lot we can initiate the necessary legal proceedings between yours and the vendor's solicitors.

**AML CHECK****COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK**

Graham Watkins are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance number.

**BIDDER SECURITY****REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY**

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a 'hold on funds' on your account for the bidder security amount (often known as a 'payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

AUCTIONEER  
REVIEW

**FINAL STEP – AUCTIONEER REVIEW**

Once you have completed the bidder registration steps, Graham Watkins & Co will review your registration to bid. We may contact you to obtain some additional information, so that we can electronically verify your identity with a credit reference agency this is a quick and simple process which leaves a 'soft footprint' and doesn't affect your credit score. You will be notified by email as soon as you have been approved to bid.

DUE  
DILIGENCE

**RECOMMENDED DUE DILIGENCE BEFORE BIDDING**

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

GUIDES AND  
RESERVES

**UNDERSTAND THE GUIDE PRICE AND RESERVE PRICE**

**What is a Guide Price?**

A Guide Price is an indication as to where the Reserve is currently set. It is not necessarily what the auctioneer expects to sell the lot for and should not be taken as a valuation or estimate of sale price. The reserve will not exceed the Guide Price by more than 10% if it is a single figure Guide price, and if a Guide Price range is quoted, the Reserve will fall within that range.

**What is a Reserve Price?**

The Reserve is the minimum figure that the Auctioneer is currently authorised by the vendor to sell the property for. Please note that Reserve is liable to change throughout the course of marketing. The Auctioneer reserves the right to lower the Reserve during the auction to a level that matches the existing highest bid. In the event that there were no further bids, the bidder who placed that 'highest bid' will be declared the purchaser at the end of the auction process.

BIDDING

**STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME**

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Having set your preferred bid amount and clicking the 'Place Bid' button, you will be asked to confirm your bid at which point it will be placed.

Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

**Maximum (proxy) bids**

You are not restricted to placing a bid at the minimum bid amount but can instead increase your bid and place a maximum (proxy) bid in the system. By setting a maximum bid, the system will automatically bid on your behalf to maintain your position as the highest bidder, up to your maximum bid amount. If you are outbid, you will be notified via email so you can opt to increase your bid if you so choose.

**How proxy bids work with the reserve price**

Virtually every lot is sold subject to a reserve price (the minimum price that the auctioneer is authorised to sell for on the day). When you submit a maximum bid, the actual bid placed by the system will depend on where the reserve price is in relation to your maximum bid, as defined below.

**If your maximum bid is below the reserve price**

- The system will place an immediate bid at your maximum bid amount.

**If your maximum bid is at or above the reserve price**

- The system will automatically increase your bid to be at the reserve and will only bid again on your behalf if you are subsequently outbid by another bidder (up to your maximum bid amount).

- If another bidder has already placed the same maximum bid or higher, they will be the highest bidder at your max bid level and the system will notify you via email so you can place another bid.

NB: Your maximum bid is kept completely confidential – its presence or amount are not disclosed to the auctioneer, vendor or any other bidder.

**Bidding example:**

1. The current bid on a lot is £90,000. The reserve price has been set at £100,000 (not disclosed).
2. Tom wants to bid. The minimum bid amount is £91,000 but Tom decides to place a maximum bid of £97,000. This is below the reserve price, so the system places a bid for Tom at his maximum bid amount and he becomes the highest bidder at £97,000.
3. Jane logs on to bid. The minimum bid amount is £98,000 but Jane places a maximum bid of £105,000. The system automatically increases Jane's bid to meet the reserve and she is now the highest bidder at £100,000. However, Jane still has a proxy bid of £105,000 "in the system" which will automatically bid on her behalf if anyone else places a bid.
4. Tom is notified that he has been outbid. If no more bids are placed Jane would win the lot for £100,000.
5. Tom places a bid of £101,000, and Jane's proxy bid instantaneously outbids him at £102,000 as this is the lowest bid required to make her the highest bidder
6. Tom then places a maximum bid of £105,000. The current bid jumps to £105,000 with Jane as the highest bidder as she placed a proxy bid at that amount before Tom did.
7. Tom then places a bid at £106,000 and wins the lot as there are no other bids and it is above reserve

**BIDDING  
EXTENSIONS**

**BIDDING THE BIDDING EXTENSION WINDOW ELIMINATES 'BID SNIPPING'**

Unlike eBay, bid sniping is impossible on our online auction platform. All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 60 seconds of the auction's scheduled end time the auction will be extended by an additional 60 seconds – known as the 'bidding extension window'.

If a bid is placed in the bidding extension window, the countdown clock will immediately reset to 60 seconds again, and the auction will only finish when an entire 60 second bidding extension window passes without any further bids being placed, i.e. 60 seconds of 'bidding silence'. This ensures every bidder has a fair and equal opportunity to place another bid.

Do not leave your bid to the last few seconds. It gives you no advantage, you risk your bid not being received by the server in time and you could lose the lot to another bidder. Bidding is based on the server time and not your device which could be up to 2 seconds behind the server.

**FALL OF  
THE GAVEL**

**FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION**

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction – usually within 28 days following the close of the auction but this will be confirmed within the legal documentation.

solicitor and the successful purchaser will be required to transfer a 10% deposit to the auctioneer, or as directed.

**FOR MORE INFORMATION CONTACT:- GRAHAM WATKINS & Co ON 01538 373308**

**PAYMENTS  
EXPLAINED**

#### **PAYMENTS HOW THE PAYMENT REGISTRATION WORKS**

In order to bid online you are required to submit details of a credit or debit card. When you register your card, we will be placing a hold on funds on your credit card (or bank account if you use a debit card), to the value of the bidder security deposit. This means that the amount we're holding will affect the available amount you have to spend on your card, as the amount will be ring-fenced and you will not be able to spend it until the hold has been released.

If you are the winning bidder then the amount will be taken in full from your registered credit card or bank account **immediately following the close of the auction**. If you are not a winning bidder then the hold on funds will be released from your card, but be aware that it can take anything from a few hours up to several days for the hold to be released (dependent on the card issuer). If in doubt, contact your card issuer. Please be aware that you will not have access to the funds until the hold has been released.

Please see two example payment registrations below:

#### **Scenario 1:**

Tom has a credit card with an overall limit of £5,000, and a current available balance of £4,500

- Tom registers to bid on an online auction lot which has a bidder security deposit of £500 applicable
- Tom registers his credit card – a hold on funds is placed on the card to the value of £500
- The available balance to spend on the card is now £4,000
- Tom goes out shopping and buys a new laptop for £1,500
- The available balance on Tom's card is now only £2,500
- Tom bids on the online auction but is unsuccessful and doesn't win. The auction closes and the system automatically instructs Stripe to release the hold on funds from Tom's card
- The available balance on Tom's card will revert to £3,000 once the 'release' has taken place

#### **Scenario 2:**

Jane has a debit card for a bank account with a current balance of £750

- Jane registers to bid on an online auction lot which has a bidder security deposit of £500 applicable
- Jane registers her debit card – a hold on funds is placed on Jane's bank account, to the value of £500
- The available balance in Jane's bank account is now only £250
- Jane goes shopping and buys a new mobile phone for £300, pushing her £50 into an overdraft
- Jane bids on the online auction and wins the auction. The auction closes and £500 is immediately taken from her bank account
- Jane remains £50 overdrawn