gw Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

Naychurch Toll House , Leek, ST13 8UG

Auction Guide £200,000

FOR SALE BY ONLINE AUCTION - DATE TO BE CONFIRMED

Naychurch Toll House offers a stone and slab traditional cottage property in a prominent location, at the foot of Ramshaw Rocks on the southern edge of the Peak District.
The property provides two bedroom accommodation and is in need of a scheme of works, but offers an unrivaled opportunity, and particularly appealing for those looking for a holiday let or a similar venture.

Guide Price: £200,000 plus.

ONLINE REGISTRATION AVAILABLE SEVEN DAYS BEFORE THE AUCTION.

ONLINE AUCTION BRIEFLY EXPLAINED

• Registration and contract accessible SEVEN DAYS BEFORE the auction and no sooner. Register via the blue box on our website listing.
• Needed for registering - contact details, bank details ID and solicitor's details. You may need to register for lots individually.
• 9am auction day – bidding starts on all lots. Either bid throughout the day or put in a maximum bid and the system will bid up to that amount for you. Each lot has an individual finish time from 5pm onward, the running order will be advertised.
• ADVISORY: bidding at the last moment is not recommended. Loosing internet connection may not submit your bid and you risk losing out.
• If successful, you will receive an email the following day detailing the next steps. We contact both yours and the vendor's solicitor too, so please ensure to enter your solicitor's details when registering.
• If unsuccessful, the pending transaction disappears within days, and you incur no costs.
• IN DEPTH DETAILS LISTED BELOW

Directions

From Leek, proceed along the Buxton Road. Continue past The Three Horse Shoes and Naychurch Toll House will be found on the left hand side, just in the junction of the left turning to Back O The Rocks, indicated by our 'Auction' Board.

Situation

Naychurch Toll House sits in a prominent location, at the foot of Ramshaw Rocks on the southern edge of the Peak District. Enjoying outstanding views of the local countryside and within close proximity to the Roaches and other tourist destinations and numerous walking routes. The property lies between the popular market towns of Leek and Buxton and has good road network links for ease.

Accommodation Comprises:

The front porch leads into the living room.

Living Room 14'1" x 14'0" (4.30 x 4.28)

With tiled floor and fireplace.

Kitchen 11'0" x 14'1" (3.37 x 4.3)

With sink unit, stove fireplace and stairs off.

First Floor

Giving access to:

Bedroom One 10'11" x 10'11" (3.34 x 3.35)

Bedroom Two 14'3" x 8'10" (4.35 x 2.7)

Potential Bathroom 2.52 x 1.62

Outside

Externally there is a stone and slab outbuilding used as a cold store and former earth closet.

Viewings
By prior arrangement through Graham Watkins & Co.

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

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
Mains electricity has previously been connected but has been disconnected. Mains water is not connected but we believe it is available close by. Further details of the services will be in the auction legal pack.

Local Authority
Staffordshire Moorlands District Council

Wayeleaves 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

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.

Graham Watkins Online Auction
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.

Terms and Conditions
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 wining 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 bed. 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

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.

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.

Proxy Bids

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 you max bid level and the system will notify you via email so you can place another bid.

Your maximum bid is kept completely confidential it's presence or amount are not disclosed to the auctioneer, vendor or any other bidder.

Bidding Extensions

BIDDING THE BIDDING EXTENSION WINDOW ELIMINATES 'BID SNIPING'

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.

Post Auction

WE'LL GUIDE YOU THROUGH TO COMPLETION

If you are the successful purchaser, we'll be in touch following the online auction to discuss the next steps. The system will take the bidder security amount from your registered credit or debit card (all underbidders will have their hold on funds released); the contract will then be signed on your behalf with copies being sent to both your solicitor and the seller's solicitor and the successful purchaser will be required to transfer a 10% deposit to the auctioneer, or as directed.

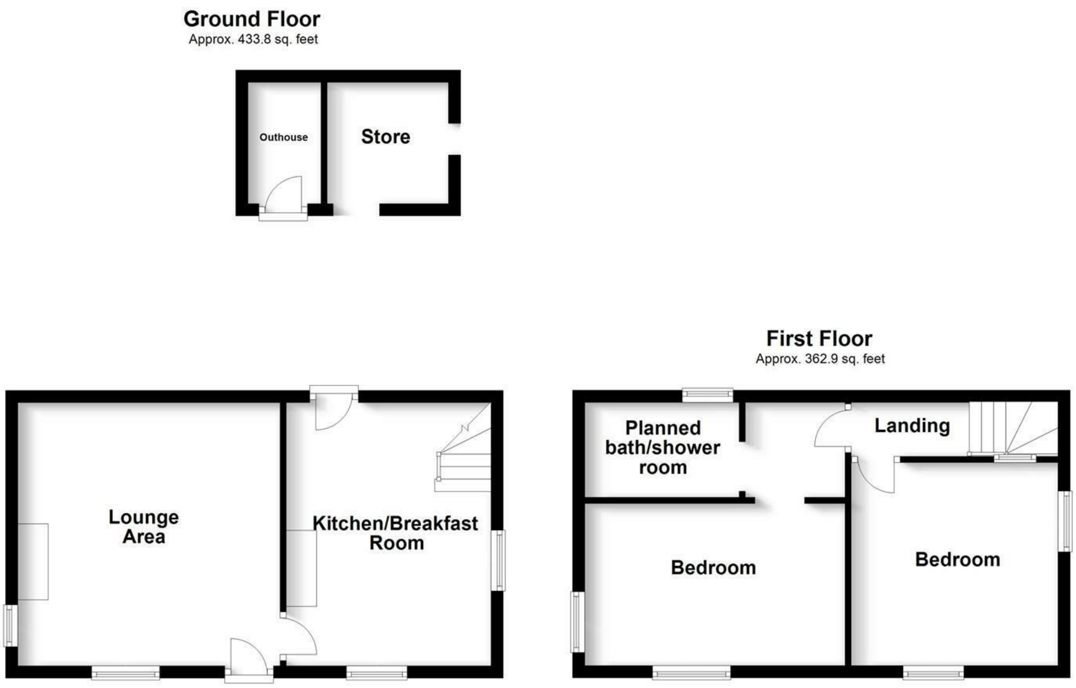
Payments Explained

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.

Floor Plan

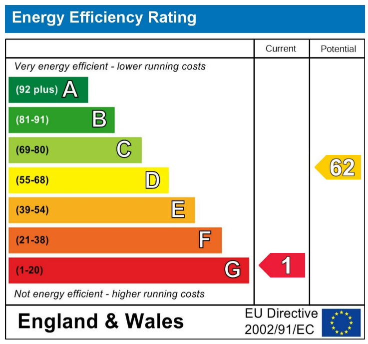


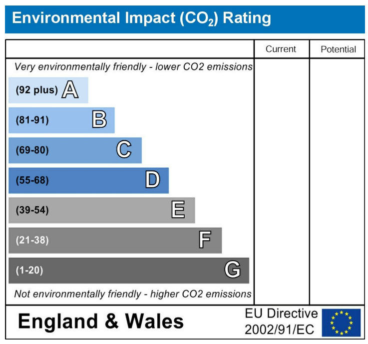
Total area: approx. 796.6 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





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