



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Buxton Road

Upper Hulme, Leek, ST13 8TT

Auction Guide £250,000



Buxton Road

Upper Hulme, Leek, ST13 8TT

FOR SALE BY ONLINE AUCTION (unless sold by private treaty) - 31st October 2024

Beech Villa is a three bedroom detached property located in the village of Blackshaw Moor. The property benefits from two garages and a workshop, along with adjoining outbuildings currently utilised for storage. The property is in need of renovation and would suit an investor looking for a project or those after a good sized family home enjoying excellent views over the Countryside and The Roaches.

GUIDE PRICE - £250,000 - £300,000

REGISTRATION FOR BIDDING AND AUCTION PACK AVAILABLE SEVEN DAYS BEFORE THE AUCTION THROUGH OUR WEBSITE.

Situation

Located in the popular semi-rural location of Blackshaw Moor, a short distance from the market town of Leek. Beech Villa is within easy travel distance of villages Meerbrook and Thorncliffe and is close to The Roaches and Tittesworth Reservoir.

Directions

From our Leek office take the A53 Buxton Road and travel approximately 2.9 miles where the property is situated on the left hand side identifiable by our 'For Sale' board.

Entrance Hallway

External door to front elevation, radiator, stairs to first floor.

Under stairs storage housing low level WC with fitted coat hooks, part Minton tile flooring, part red quarry tiled flooring.





Living Room 14'11" x 11'8" (4.55 x 3.56)

Maximum measurement. UPVC double glazed window to front elevation, radiator, tiled fireplace incorporating electric fire, corncing.



Dining Room 15'1" x 11'6" (4.60 x 3.51)

Maximum measurement. UPVC double glazed window to front elevation, radiator, fireplace with carved surround incorporating electric fire on marble hearth, corncing.

Breakfast Kitchen 20'7" x 8'5" (6.28 x 2.58)

Maximum measurement. Base and wall cupboards with work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine, cooker point, two radiators, UPVC double glazed window to rear elevation, UPVC double glazed sliding patio doors to the side elevation.



Rear Porch

External door to rear, door leading to garage.



First Floor Landing

Arched UPVC double glazed feature frosted window to front elevation.

Bedroom One 12'10" x 11'5" (3.92 x 3.49)

Maximum measurement. UPVC double glazed window to front elevation, radiator.

Bedroom Two 12'10" x 10'11" (3.92 x 3.34)

UPVC double glazed window to front elevation, radiator.

Bedroom Three 11'5" x 8'6" (3.50 x 2.60)

UPVC double glazed window to side elevation, radiator, loft access.

Bathroom

8'3" x 7'11" (2.53 x 2.42)

Maximum measurement. Suite comprising panel bath with electric Mira shower figment, low level WC, pedestal wash hand basin, UPVC double glazed window to rear elevation, radiator, part tiled walls, wall mounted electric heater.

Airing cupboard housing hot water cylinder and header tank.

Garage

18'0" x 12'8" (5.50 x 3.88)

Up and over door to front elevation, concrete floor, window to rear, light and power connected.

Lean to Workshop

12'1" x 7'8" (3.70 x 2.34)

Light and power connected, windows to rear and side elevation.

Outside

Double gates providing access to driveway, pedestrian gated access to front.

Two Adjoining Outbuildings

Being former fuel store.

Adjoining Boiler Room

Detached Single Garage

Rear Gardens

Lawned gardens with fenced boundaries and three garden shed, views over open fields.

Tenure and Possession

The property is believed to be Freehold.

Local Authority

Staffordshire Moorlands District Council.



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.

Buyers Fee

The successful buyer of each lot shall be required to pay a buyer's fee of £500 + VAT (£600 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.

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.

Solicitor Details

Emma Amat
Bowcock & Pursaill
54 St Edward Street
Leek
Staffordshire
ST13 5DJ

Graham Watkins & Co 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 & 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.

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 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.

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.

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.

Fall Of The Gavel

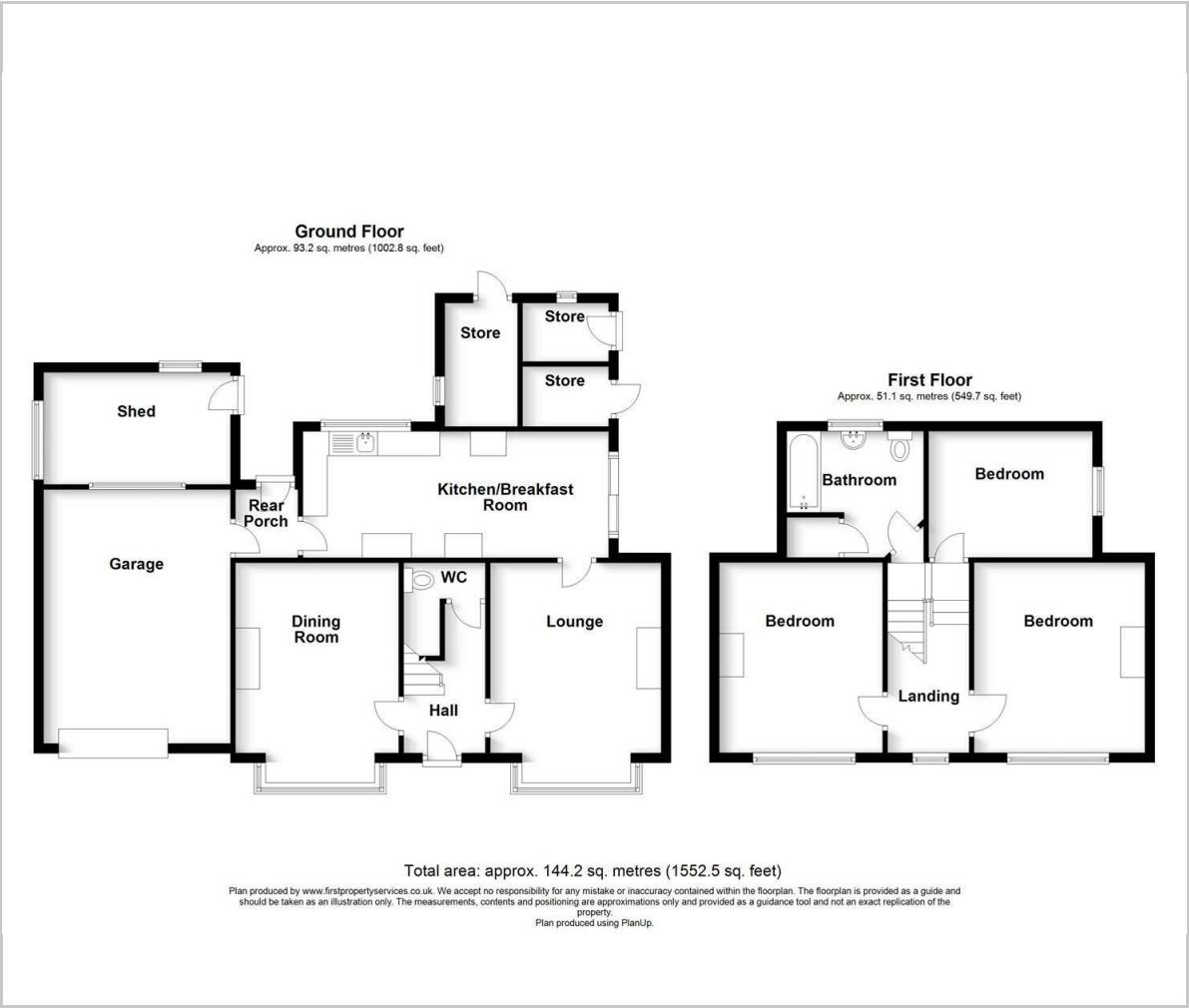
FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION

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.

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.

Floor Plan



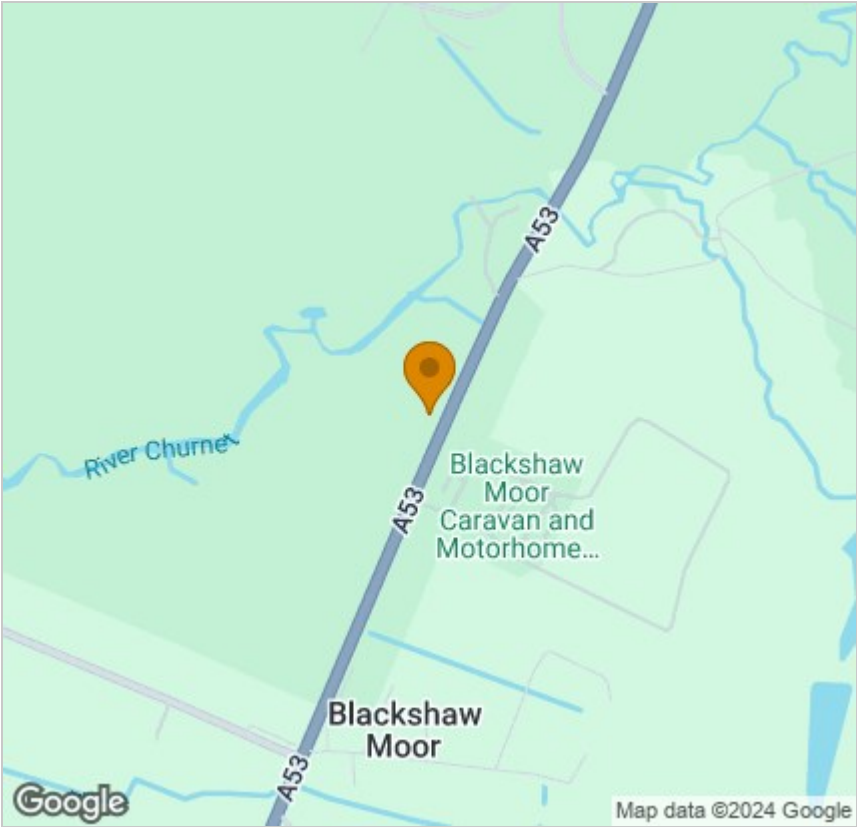
Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

