



Graham Watkins & Co.

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

57 Derby Street, Leek
Staffordshire, ST13 6HU
Tel: 01538 373308
Email: enquiries@grahamwatkins.co.uk
www.grahamwatkins.co.uk



Lea Forge Cottage
Congleton Road, Biddulph, Staffordshire, ST8 7SE



FOR SALE BY ONLINE AUCTION

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FOR SALE BY ONLINE AUCTION WEDNESDAY 9th NOVEMBER 2022

Lea Forge Cottage offers a rare opportunity to purchase a detached cottage which was formally a pair of semi-detached cottages. Boasting character and charm throughout, Lea Forge Cottage provides potential for modernisation and improvement, allowing buyers to make the property into their ideal home. The internal accommodation offers a lounge and dining room, kitchen and conservatory to the ground floor and upstairs there are three bedrooms and the bathroom. Externally, Lea Forge Cottage enjoys rear gardens along with off road parking and garage. Viewing is highly recommended to appreciate the scope and potential the property offers.

REGISTRATION FOR THE ONLINE AUCTION AVAILABLE SEVEN DAYS BEFORE THROUGH OUR WEBSITE

Guide Price: £225,000 - £250,000

DIRECTIONS

Take the A527 Biddulph Road out of Congleton and continue straight on through the traffic lights at Mossley. Proceed under the railway bridge through Whitegates and Lea Forge Cottage will be found after a short distance, identified by our 'For Sale' board.

What3Words Location Code: ///damage.jokes.family

Accommodation Comprises:

A partly glazed front entrance door provides access to and enclosed porch with windows to the front and side aspects.

Dining Room – 5.05 x 3.88

The dining room has a double glazed window to the front aspect, staircase to upstairs and log burner dividing the dining room and the lounge.

Lounge – 5.13 x 3.88

The lounge offers a window to the front aspect, radiator, under floor electric heating and log burner dividing the dining room and lounge.

Kitchen – 6.93 x 2.08

The kitchen provides windows to the rear aspect, a range of base units with roll top work surfaces over, matching wall mounted cupboards, one and a half sink with drainer unit, space for a Range cooker, space for a fridge/freezer, plumbing for a dishwasher, radiators and tiled splash backs.



Storage Room – 2.11 x 1.70

With tanked walls and fittings for the room to be converted into a shower room if desired.

Utility Room – 2.08 x 1.52

With work surfaces with plumbing for an automatic washing machine and tumble dryer, wall mounted gas fired central heating boiler.

Conservatory – 2.89 x 1.40

With window to the rear aspect and door to the rear garden.

Rear Porch - 4.14 x 1.50

With window to the rear aspect, tiled floor, door to the garden ad cold water tap.

First Floor Landing

With port hole window, access to Bedroom One and the bathroom.

Bedroom One – 4.42 x 3.91

Bedroom one offers a window to the front aspect, integrated storage cupboard, double fitted wardrobe and radiator.

Bathroom – 5.10 x 2.06

The bathroom provides two windows to the rear aspect, half tiled walls, electric under floor heating, heated towel rail and exposed beams.

The white suite comprises a low level lavatory, wash hand basin and panelled bath.



Second Landing

With wall light, port hole window and access to bedrooms two and three.

Bedroom Two – 3.88 x 3.73

Bedroom two offers a window to the front aspect, double fitted wardrobes, integrated wardrobe exposed beams and radiator.

Bedroom Three – 5.13 x 2.08

Bedroom three has a window to the rear aspect, radiator, exposed beams and door to the bathroom.

OUTSIDE

Externally, Lea Forge Cottage benefits from a walled forecourt, off road parking, formal rear garden and access to the garage.

Single Garage - 4.82 x 2.44

With 'up and over' door, power and lighting connected.



FLOOR PLAN



EPC

Energy performance certificate (EPC)		Score	Energy rating	Current	Potential
LEA FORGE COTTAGE CONGLETON ROAD BIDDULPH STOKE-ON-TRENT ST8 7SE	Energy rating E	Valid until: 2 August 2031	92+	A	
		Certificate number: 0350-2887-2080-2509-0815	81-91	B	75 C
Property type	Detached house	69-80	C		
Total floor area	128 square metres	55-68	D	49 E	
		39-54	E		
		21-38	F		
		1-20	G		

SERVICES

We believe the property is connected to mains services, with the drainage being by septic tank.

LOCAL AUTHORITY AND COUNCIL TAX BAND

We believe the property is in band E and the local authority is Staffordshire Moorlands District Council.

TENURE AND POSSESSION

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

VIEWING

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone the office.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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.

Online Buying Guide

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 SOLICIT

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.

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 – it's 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 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.

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.