

Mount Pleasant House, Cottage & 2 building plots

Acton Gate, Stafford, ST18 9AA



An EXCELLENT DEVELOPMENT OPPORTUNITY -
2 BUILDINGS PLOTS with planning permission
for two bungalows in addition to 2 CHARMING
PERIOD PROPERTIES requiring refurbishment.
Excellent semi rural location ideally placed for
road links.

AUCTION GUIDE PRICE
£500,000-£600,000
FOR SALE BY AUCTION 29/2/24

John German

The properties have recently been damaged by fire. Under no circumstances should any one attempt to enter the buildings. The stairs have been removed by the fire brigade, some of the first floor floorboards are missing and others considered unsafe.

Planning permission was granted by South Staffordshire Council against application 21/01307/FUL dated 4th July 2022. We advise all interested parties to inspect the decision notice and various conditions, and the Section 106 agreement - please ask the office for a copy.

The existing period properties are full of character however do require full refurbishment. The current foul drainage is private and serves both of these properties in addition to a neighbouring property. There will have to be an undertaking regarding the drainage to the existing house and neighbours, therefore the responsibility of the purchaser.

Agents notes:

The properties are part of a terrace and the Cottage does have a flying freehold.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency www.sstaffs.gov.uk

Our Ref: JGA/11012023

Local Authority: South Staffordshire

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Fixed Fee.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyers Fee of £1,500 inc. VAT

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Agents' Notes

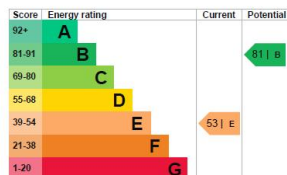
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter
JohnGerman.co.uk Sales and Lettings Agent

John German
 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
 01785 236600