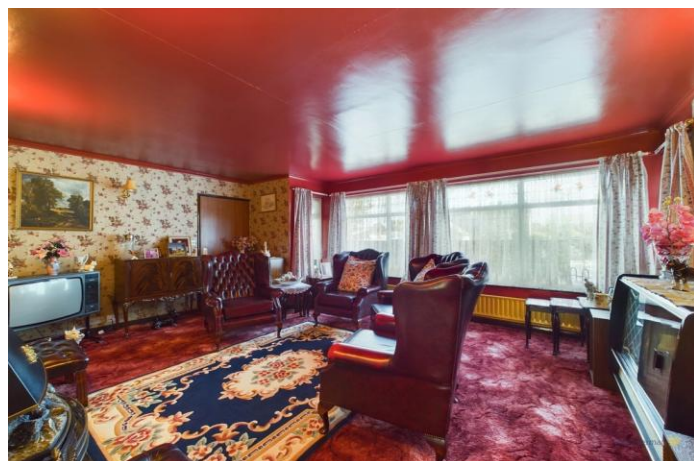


# Woodville Road

Overseal, Swadlincote, DE12 6LX



For sale by auction a fabulous opportunity to acquire a sizeable detached dormer home on a plot extending to circa 0.25 acre with a wide range of garages and workshops plus secure gated parking for multiple vehicles. Excellent location and excellent potential for improvement. No upward chain.

**Auction Guide Price £230,000**

**John German**

Overseal is situated on the A444 about three miles south of Swadlincote, in South Derbyshire. A busy local village with lots going on including a great village school, church, local shops, great fish and chip shop and of course the pub! The convenience of the location is great with Junction 11 of the M42 close by for those wanting access to both Tamworth and Birmingham, coupled with the National Forest, Conkers, Moira Furnace and Hicks Lodge for families.

The property sits back from the road behind gated access with driveway to the fore providing off road parking and access to garage with electric up and over entrance door. Double wrought iron gates provide vehicular access round to the rear of the property and here you will find there is parking for an extensive array of vehicles, coupled with a wide variety of garaging and workshops with office.

Internally the property offers a reception hallway with lounge to the left, double doors open through into the adjoining breakfast kitchen and completing the ground floor, there are two bedrooms and bathroom.

Stairs rise to the first floor and here you will find two additional bedrooms alongside a dressing room.

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

**Services:** Oil fired central heating system. Mains water, drainage and electricity 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/03102023

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

#### Auction Details:

The sale of this property will take place on the stated date by way of Timed Auction and is being sold as Unconditional with Variable Fee (England and Wales).

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 fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

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.

 <p><b>Ground Floor Building 1</b></p>	 <p><b>Floor 1 Building 1</b></p>	<p><b>John German</b> </p> <p><b>Approximate total area<sup>(1)</sup></b> 3417.91 ft<sup>2</sup> 317.53 m<sup>2</sup></p> <p><b>Reduced headroom</b> 10.85 ft<sup>2</sup> 1.01 m<sup>2</sup></p>	
 <p><b>Ground Floor Building 2</b></p>	 <p><b>Ground Floor Building 3</b></p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE360</b></p>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



John German  
63a Market Street, Ashby-De-La-Zouch, Leicestershire,  
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

#### 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 and 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