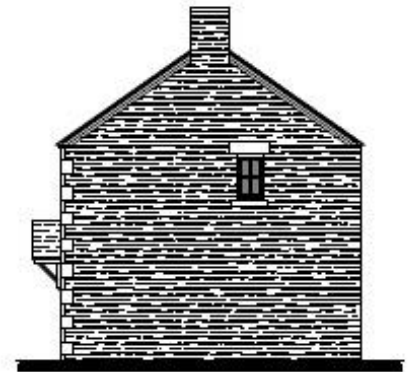


Plots 1-3 Ivy Cottages

Tythe Barn, Alton, ST10 4AZ



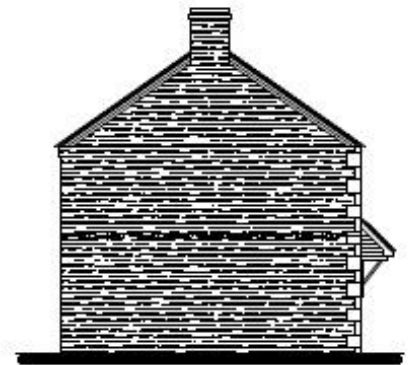
North Elevation



West Elevation



South Elevation



East Elevation

Exciting opportunity to purchase an attractive stone fronted cottage offered for sale at 70% of their open market value, under the Staffs Moorlands Discounted Housing scheme (eligibility criteria applies*), situated in the highly desirable and well-regarded village.

Prices from £175,000

John German 

With appreciation completion for the end of 2024, early consideration and reservation of this rare opportunity is highly recommended to appreciate the chance to purchase an attractive New Build property in the well-regarded village.

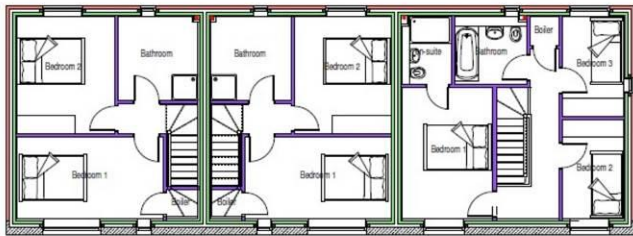
* Any applicant wishing to purchase one of these homes must meet certain criteria based on both financial & local connection. Applications will be provided to Staffordshire Moorlands District Council for consideration and approval. Supporting documents including details of savings & income will be required.

Financial Criteria:

- The maximum household income cannot be above £80,000
- You will need to demonstrate the inability to afford a similar fully priced home without assistance
- You cannot hold savings in excess of 30% of the discounted price
-

Local Connection Criteria:

- You will need to show a connection with the "Cheadle area" – you will need to currently live in this area (and have done so for a minimum of 6 months), have relatives or employment in the area.
- The "Cheadle Area" is defined as Alton, Blythe Bridge, Boundary, Caverswall, Cheadle, Checkley, Cookshill, Cotton, Dilhorne, Draycott, Forsbrook, Foxt, Hollington, Kingsley, Froghall, Kingsley Holt, Kingsley Moor, Lower Tean, Oakamoor, Swinscoe, Tean & Whiston



First Floor Plan



Ground Floor Plan

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.

John German

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Situated in the well respected and much sought after village within easy reach of its amenities which include a village shop, small post office, first school, health centre, public houses and restaurants, church and hair salon. Several walks through the surrounding countryside are close by including the Churnet Valley towards Oakamoor and Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance, as is the world headquarters of JCB.

1 Ivy Cottages, Tythe Barn , Alton ST10 4AZ – Two bedroom stone fronted end terrace home briefly comprising entrance hall, impressive open plan living dining kitchen with French doors opening to the rear garden, downstairs wc, superior bathroom and off road parking for 2 cars - £182,000

2 Ivy Cottages, Tythe Barn, Alton ST10 4AZ – Two bedroom mid terrace stoned fronted cottage briefly comprising entrance hall, impressive open plan living dining kitchen with French doors opening to the rear garden, downstairs wc, superior bathroom and off road parking for 2 cars - £175,000

3 Ivy Cottages, Tythe Barn, Alton ST10 4AZ – Three bedroom stone fronted end terrace briefly comprising entrance hall, impressive fitted dining kitchen and separate lounge extending to the depth of the home, downstairs wc, superior ensuite to the master bedroom and family bathroom. Off road parking for 2 cars. £203,000



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

