

High Chase Rise

Little Haywood, Stafford, ST18 0TY

John 
German



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Auction Guide Price £230,000

FOR SALE BY AUCTION 27/11/25

A mature three bedroom detached home requiring extensive refurbishment and offering enormous scope and potential. Situated in an exceptionally sought-after location within the popular village Little Haywood, close to Cannock Chase.

The reception hall leads to an inner hall with stairs rising to the first-floor landing and a cloakroom with WC and wash basin. There is a well-proportioned lounge with patio doors to the garden and a step down to a lower level, dual aspect sitting room. The dining kitchen has a range of units and a bow window in the dining area. There is also a utility.

There is a particularly impressive and spacious first floor landing with study area, off which leads three bedrooms, one of which is en suite, and a family bathroom comprising bath, wash basin and WC.

Outside, there is a drive capable of parking two cars, which gives access to the garage. The garden extends to the side and rear of the property and features a paved patio.

Agents notes:

- We understand the property is non standard construction with some first floor walls of less than 225mm thickness, which MAY have an impact on mortgage suitability.
- The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.
- The gardens and grounds are overgrown, please take extreme care when accessing the gardens as there are several trip hazards.
- Please don't attempt to access the garage as we understand the roof is propped up by a steel pole.
- There is limited information available as the property is part of a deceased estate.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Non standard

Parking: Drive & garage

Electricity supply: TBC

Water supply: TBC

Sewerage: TBC

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band E

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

Our Ref: JGA/19082025

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

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 (subject to a minimum of £6,000 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

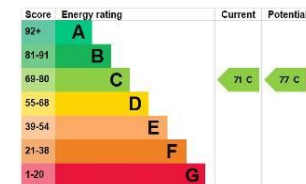
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

