



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

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Ivy Cottage, Grindon, Nr Leek, ST13 7TP



FOR SALE BY ONLINE AUCTION on FRIDAY 26TH MARCH 2021 -

GUIDE PRICE: £150,000 PLUS

Ivy Cottage is a quaint one bedroom cottage situated in the rural village of Grindon, Near Leek. Boasting picturesque views of the surrounding countryside, with front and rear gardens. In need of modernisation and improvement, Ivy Cottage has great potential for investors.

Please download the attached brochure for further details and Online Buying Guide.

**For auction Guide Price £150,000 to £160,000
(Subject To Contract)**

Messres. 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 representatives or warranty whatsoever in relation to this property.

Situation

Located in the small rural village of Grindon in the picturesque Peak District National Park within close proximity to Leek, Ashbourne, Buxton and Derby.

Directions

From our Leek office on Derby Street, take the A523 Ashbourne Road and continue for approximately 4.5 miles. Turn left at Bottomhouse crossroads onto the B5053 and continue for around 2.5 miles. Turn right onto Parsons Lane and continue for just over a mile. At the junction, turn left past the red telephone box and continue into the village. The property will be indicated by our For Sale board.

Accommodation Comprises:

A front entrance porch gives access to:

Living Room 4.21 x 3.89 (13'10" x 12'9")

Having a window to the front aspect, two windows to the rear aspect, brick fireplace with timber mantelpiece, exposed ceiling beam. Double radiator and single radiator.

Kitchen 2.37 x 1.82 (7'9" x 6'0")

Having a selection of base cupboards and drawers with roll top work surfaces, inset stainless steel sink with mixer tap, matching wall mounted cupboards, window to the front aspect, wall mounted boiler, double radiator and tiled floor.

Shower Room 2.02 x 1.56 (6'8" x 5'1")

With a fully enclosed shower cubicle including a Triton shower fitment, low level lavatory, pedestal wash hand basin. Tiled walls and floors, single radiator and window to the rear aspect.

First Floor

Giving access to:

Bedroom 4.19 x 3.90 (13'9" x 12'10")

With windows to the front and side aspects, wooden floor and exposed ceiling beams.

Front Garden

To the front of the property there is pedestrian gated access to a courtyard which includes mature trees and shrubs and outside lighting.

There is a gravel driveway which provides ample off road parking and has a timber and felt garden shed.

Rear Garden

The rear garden is laid to lawn and enjoyed far reaching views over the surrounding countryside. A patio area includes an ornamental pond.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Viewing

By prior arrangement through Graham Watkins & Co.

Tenure and Possession

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

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.

Local Authority

Staffordshire Moorlands District Council

Services

The property is connected to mains water and electricity, with drainage by private means.

ONLINE AUCTION

Please download the attached brochure for further details and Online Buying Guide.

Buyer(s) Fee

The successful buyer of each lot shall be required to pay a buyer's fee of £250 + VAT (£300 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

Solicitor's Details

Kelly Myatt
Tinsdills Solicitors,
Derby Street,
Leek,

Staffordshire.

Conditions of Sale

The conditions of the sale will be available online through the Auctioneers seven days prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

Guide Price

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

Graham Watkins Online Auction

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

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 Solicitors

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

Auctioneer Review

FINAL STEP AUCTIONEER REVIEW

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?

Bidding

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.

Proxy Bids

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

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

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.

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.

Energy performance certificate (EPC)

| | | |
|--|--|---------------------------|
| Ivy Cottage Grindon LEEK ST13 7TP | | Energy rating F |
| Valid until 28 January 2030 | Certificate number 8030-7829-6850-9840-2296 | |

Property type
Detached house

Total floor area
41 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be A.

[See how to improve this property's energy performance.](#)