



Bemersley Road, Brindley Ford, ST8 7QS.
Auction Guide Price £250,000

Whittaker Est. 1930
& Biggs

Bemersley Road, Bemersley Road, ST8 7QS.

This part renovated detached home offers a considerable development opportunity to create a substantial family home. In addition, there is potential for an additional plot on the site of the two static caravans subject to planning. This part renovated detached property offers a considerable development opportunity to create a substantial family home & to obtain planning permission for a further dwelling.

Located upon a generous plot, the site extends to approximately 0.34 acres comprising of a 3-bedroom detached house with attached double garage & substantial metal workshop. As previously mentioned, due to the generous size of the plot, there is great potential for a building plot for a 2nd dwelling, subject to planning approval.

The site is located within the semi-rural location of Bemersley with far reaching views over the surrounding fields, with proximity to Local beauty spot- Knypersley Pool. & Greenway country park. The property is conveniently located for Biddulph as well as good road links to Congleton, Leek & The Potteries.

The site is partially concealed from the roadside, accessible by two independent driveways. The main driveway is located on Bemersley Road with a secondary access via Peck Mill Lane.

The house is of a fantastic size & the potential is evident from inspection, creating a blank canvas for those wishing to create their dream home within such picturesque surroundings. This is also a real opportunity for two families wanting to live independently whilst still within close proximity.



The Property is to be offered for sale by Public Auction at 3pm on Friday 2nd of July, 2021 at Knypersley Sports Club.

Please note all interested

parties must register to bid prior to attending the auction. To register to bid you will need to provide proof of address and proof of identification to Whittaker and Biggs. The auction pack will be available on request prior to the auction.

The dwelling is constructed of Brick and block work with part rendered elevations, a pitched tile roof, timber framed windows and uPVC external doors. There is a single storey double garage of brick construction under a flat roof. The property offers versatile accommodation and currently comprises a kitchen, reception room, bathroom, utility room and entrance hall on the ground floor.

On the first floor there's a substantial landing area which could be made into a master bedroom suite, there are two further double bedrooms and a w/c on the first floor. There is a loft hatch providing access to the part converted second floor with Velux roof lights providing the opportunity to create additional bedroom space.

Externally there is a right of way over the driveway from Bemersley Road leading to a flagstone paving area. There is a secondary driveway off Peck Mill Lane providing access to the rear of the property. The two static caravans are to be sold with the property; they are situated on the site of a row of former terraces which have been demolished.

There is a portal framed outbuilding with a pitched roof, concrete floor and corrugated side cladding offering potential for use as a workshop or for storage. There is a lawned garden to the side of the property with views over the surrounding countryside.

The property extends to approximately 0.34 acres with reference to the attached plan showing the extent of the property in red and the rights of way hatched in yellow. Please note all services have been disconnected to the property.

Entrance Hall 9' 0" x 5' 4" (2.74m x 1.62m)

With a carpet floor, UPVC front door, radiator and doors off into the utility room, bathroom, kitchen and reception room.

Reception Room 29' 10" x 17' 2" (9.09m x 5.22m)

An open plan room with windows to the front, side and rear elevations, a former inglenook fireplace, 3 radiators, stairs to the first floor and doors off into the kitchen and entrance hall.

Kitchen 13' 3" x 11' 1" (4.04m x 3.38m)

With a carpet floor, part tiled walls, fitted timber wall and base units, gas hob, stainless steel sink and drainer, electric oven, window to the side garden with views over to Mow Cop, bench seating and a radiator.

Bathroom 8' 11" x 5' 5" (2.73m x 1.66m)

With tiled walls, a carpet floor, sink, w/c, corner bath with shower over, radiator and heated towel rail.

Utility Room 18' 4" x 7' 4" (5.58m x 2.24m)

With a tile floor, doors off into the entrance hall and garage, side entrance door, windows into the side garden and the attached garage. There is a stainless steel sink unit with drainer, plumbing for a washing machine, fitted shelving a w/c cubicle. The two empty antique safes are included.

Double Garage 19' 7" x 17' 3" (5.98m x 5.26m)

With a concrete floor, painted brick walls, 2 up and over garage doors, a vehicle inspection pit, 2 windows to the side garden and a door into the utility room.

First Floor Landing/ Bedroom One 16' 11" x 29' 9" (5.16m x 9.07m)

An open plan landing with concrete block walls, a boarded floor which is understood not to be secure at one end, windows to the front, rear and side elevations and a w/c cubicle.

2nd Landing

Loft Hatch into part converted loft with roof lights

Bedroom Two 11' 3" x 11' 2" (3.43m x 3.41m)

A double bedroom with a carpet floor, window to the front elevation, 2 radiators and fitted wardrobes.

Bedroom Three 11' 0" x 10' 4" (3.36m x 3.14m)

A double bedroom with a carpet floor, fitted wardrobes, window into the side garden and 2 radiators.

Note:

Council Tax Band: D

EPC Rating: E

Tenure: believed to be Freehold

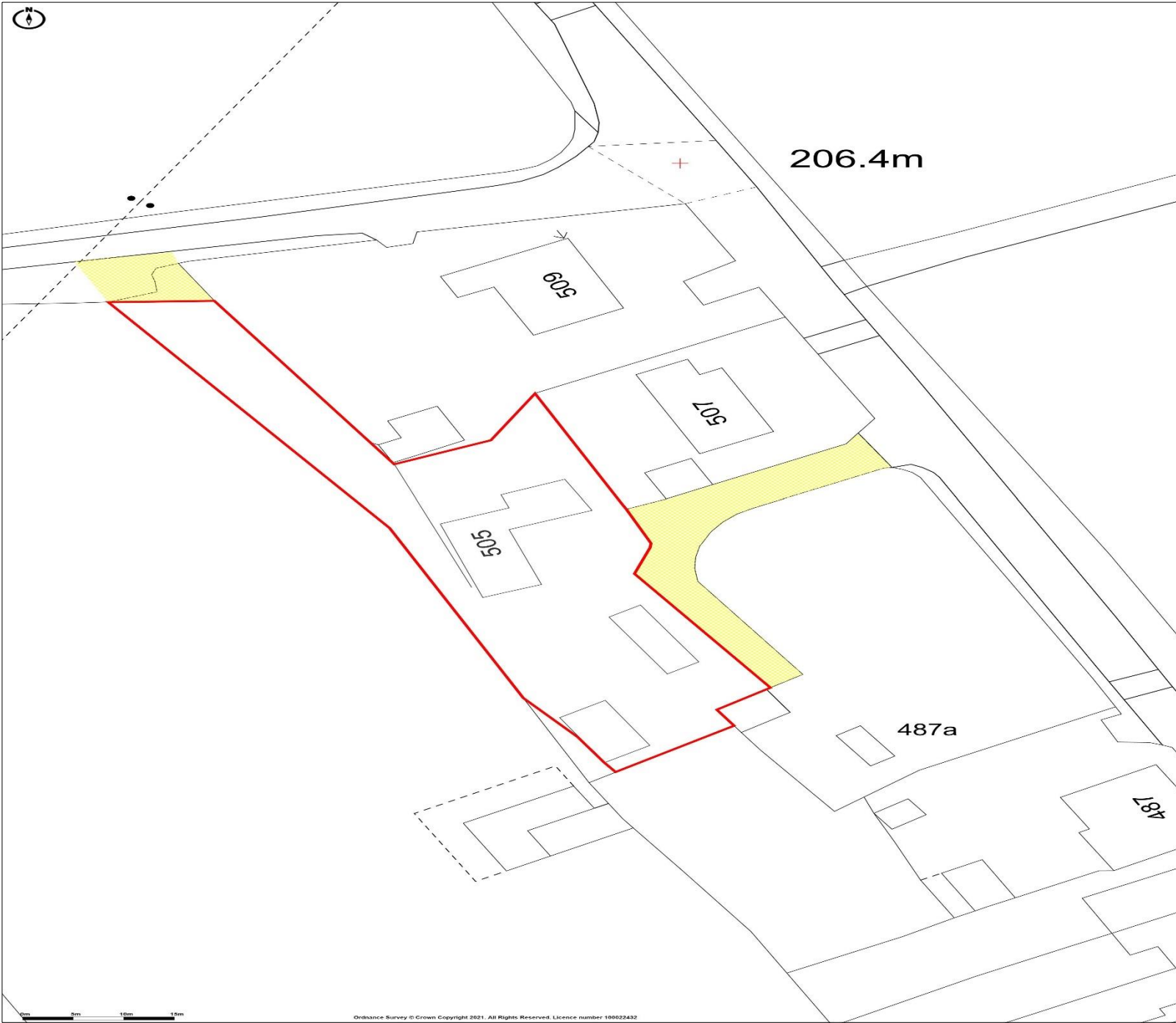


AUCTION STIPULATIONS

1. Sales Particulars & Plans - These sales particulars and any accompanying plans are produced in good faith as a general guide only and do not constitute any part of a Contract and no person in the employment of Whittaker & Biggs has any authority to make or give any representation or warranty whatever in relation to this property. The photographs used on these sales particulars and in window displays, may be taken with a non-standard lens. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
2. Equipment, Fittings & Services - The Agent has not tested any equipment, fittings or services so cannot verify that they are in working order or fit for their purpose.
3. Rights, Outgoings, Easements & Wayleaves - The property will be sold and conveyed subject to all rights, outgoings, easements & wayleaves (whether public or private).
4. Boundaries etc. - The purchaser(s) shall be deemed to have knowledge of fences, water supplies, and rights affecting the same and of the boundaries thereof.
5. Town & Country Planning - The property is sold subject to any development plan, tree preservation order, S.S.I. or other notices which may be or may come into force. It is also sold subject to any statutory provisions or bylaws without any obligation on the part of the vendor to specify the same.
6. Order of Sale - The vendors reserve the right to sell the property, or in lots and to sell any lot or part of any lot before the auction; to alter the order of sale, to amalgamate lots or to withdraw the whole or any lot or any part thereof.
7. Conditions of Sale - The property will, unless previously sold or withdrawn, be offered for sale subject to the Special and General Conditions of Sale and Contract, which have been settled by the vendors' solicitors. These conditions, together with any plan of the property, may be inspected at the offices of the auctioneers or the solicitors prior to the auction and will also be available before the auction but will not be read out at the auction. The purchaser(s) shall be deemed to have notice of such conditions and of all the terms thereof and shall be deemed to bid on these terms whether they shall have inspected the conditions or not. The property may be sold subject to a reserve price(s).
8. Deposit & Contract - Immediately at the fall of the hammer, the purchaser(s) will be required to sign the contract and pay a 10% deposit.
9. Money Laundering - Intending purchasers need to be aware that two items of proof of identity will be required at the signing of a Contract, in accordance with current money laundering regulations.



Plan showing Right of Way Access





Total Area: 193.7 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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