

Gorse Lane

Brereton, Rugeley, WS15 1BD

John 
German





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Auction Guide Price £275,000

FOR SALE BY AUCTION THURSDAY 22ND AUGUST 2024

An excellent opportunity to acquire a spacious detached farmhouse which requires modernisation and refurbishment. Occupying a rather unique location, having extensive grounds and fields extending to approximately 6 acres, enjoying some lovely views and yet within walking distance of Brereton.



Accommodation

On the ground floor there is a porch leading to a lobby with WC off and stairs rising to the first floor landing. There is a breakfast kitchen in addition to a lounge, snug and separate dining room. On the first floor, there are four bedrooms and a bathroom.

Outside

The property has a spacious garden in addition to extensive fields, brick and tile outbuilding and gated drive providing extensive parking, all of which extends to approximately 6 acres. There are some lovely views from the fields and the property is situated in a unique location enjoying a rural setting, yet within walking distance of Breerton.

Directions

All interested parties on their initial first visit must park on the main area of Gorse Lane and Heather Close and walk up the track to the property. The track is situated to the left-hand side of the Heather Close road sign where there is also a T junction sign.

What3words: openly,suitcase.commented

Agents notes:

- We are informed that the track is adopted by Staffordshire County Council highways department.
- The property is not registered with Land Registry.
- There is a mobile phone tower on the fields and a copy of the Lease and Wayleave Agreement is available upon request.
- There is no mains drainage. Drainage is to a private system and potential purchasers should investigate this as the system may not comply with current Environment Agency regulations.
- The property is situated within a mining area.
- Planning permission was refused for four dwellings on the site.
- The first floor bedrooms have been taped off as one bedroom has a hole in the floor and there are some creaky boards so we advise all interested parties to remain in the landing area.

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

Property construction: Standard. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Private drainage system. **Heating:** Gas

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

Broadband type: TBC - 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: Cannock Chase District Council / Tax Band C

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

Our Ref: JGA13052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event 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

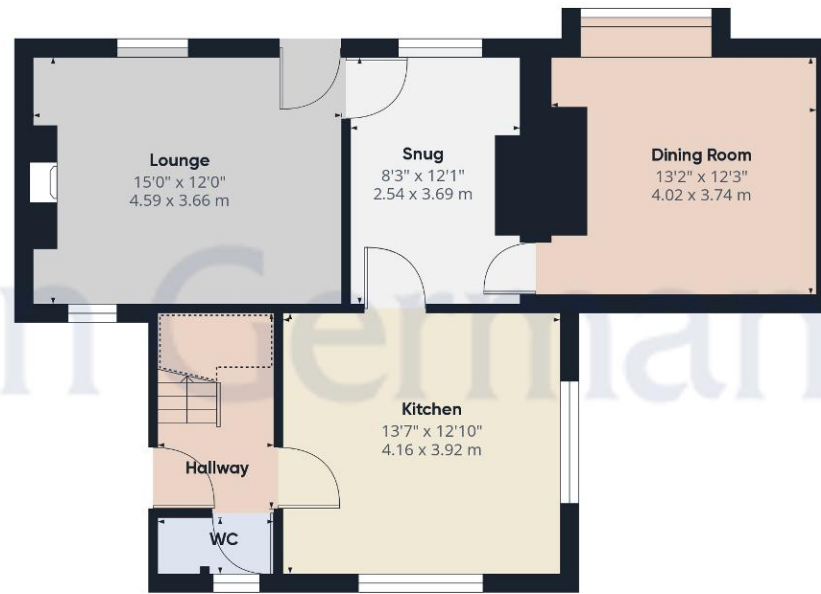
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

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).

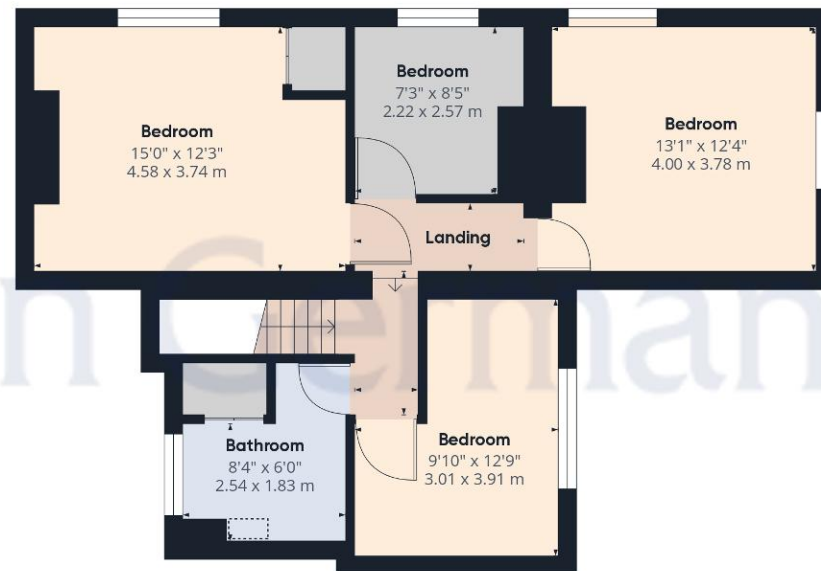
Guide Price & Reserve Price

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1328.94 ft²
123.46 m²

Reduced headroom

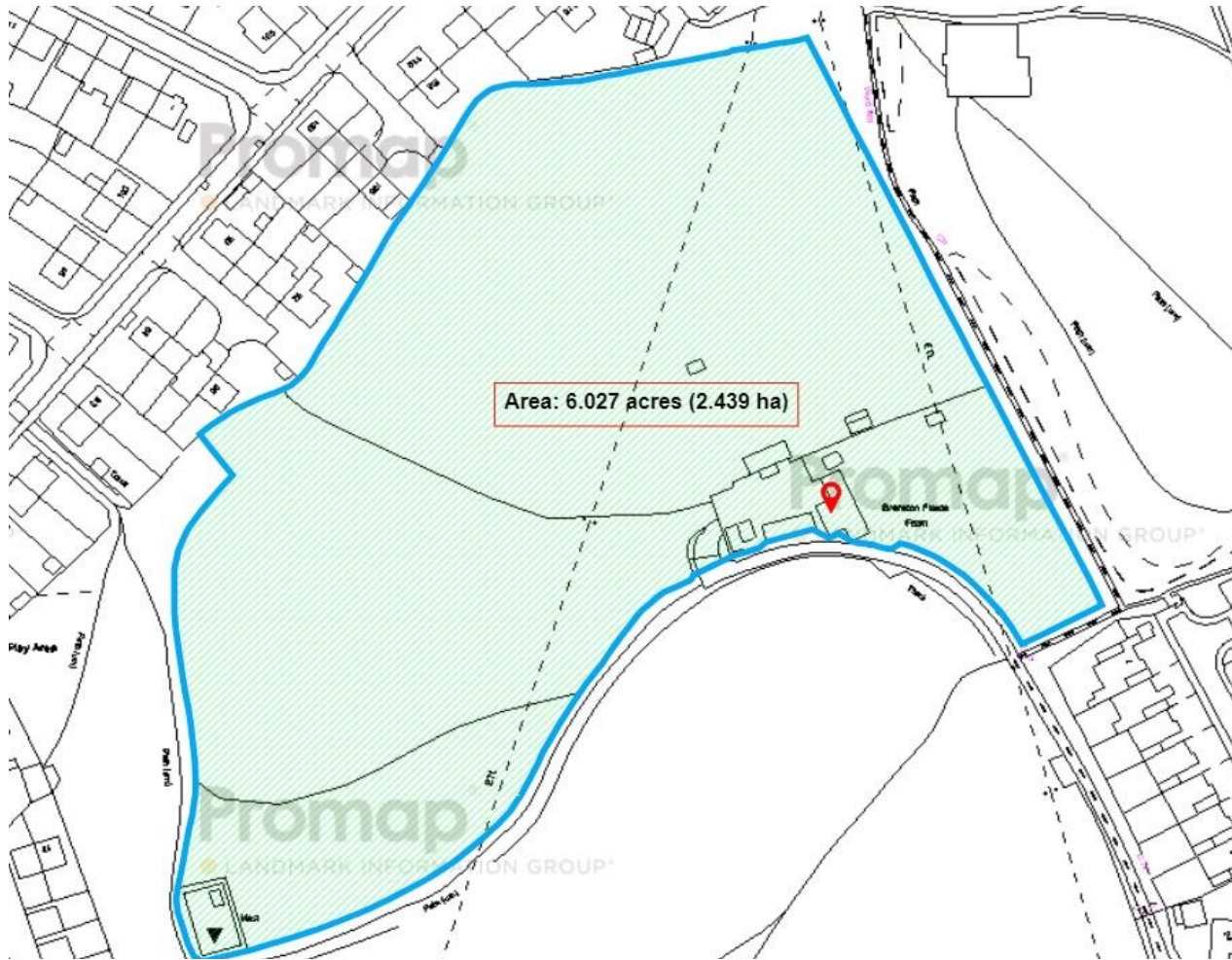
24.89 ft²
2.31 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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