

West View

Rocester, Uttoxeter, ST14 5JY



Attractive traditional forecourted terrace in need of a comprehensive improvement programme with garage and garden to rear, occupying a delightful position in the popular village.

FOR SALE BY AUCTION 29/10/25

Auction Guide Price £80,000



John German

For sale with no upward chain involved and offering a huge amount of potential to modernise and personalise, viewing is recommended to appreciate its delightful village position overlooking a paddock and St. Michaels Church to the front. Benefitting from a detached garage and storage to the rear, plus a good size garden.

Situated in the popular village within walking distance to its wide range of amenities including convenience shops, schools including the JCB Academy, public houses, doctors' surgery, florists, hairdressers, fish and chip shop, church and the football club. Several walks through the surrounding countryside are also on the doorstep, plus the lakes at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 dual carriageway.

A timber entrance door opens to the lounge which has a front facing window and focal chimney breast with a feature fireplace. An inner lobby has stairs rising to the first floor and a door to the separate dining room, having expanded available space meaning there is room for soft seating, also having a focal chimney breast with fireplace and a rear facing window. The kitchen has a range of units with worktops, stainless steel sink unit, a fitted electric hob with an extractor over, electric oven under, plumbing for washing machine and additional appliance space, plus a wall mounted oil-fired central heating boiler and a part glazed door to the outside.

To the first floor, the landing has doors opening to the two good size bedrooms, both able to easily accommodate a double bed with the front facing room enjoying a lovely outlook over a paddock and St. Michaels Church. The rear facing bedroom has a built-in wardrobe and a door to the bathroom, currently housing a four piece suite incorporating both a panelled bath and separate shower cubicle.

Outside, to the rear, a paved enclosed yard has a brick-built store and gated access. Other properties in the terrace have extended the ground floor accommodation into this space (subject to obtaining the necessary consents). On the opposite side of the shared vehicular access, there is a detached garage and sheds, plus a good-sized garden providing a blank canvas to landscape as you wish. To the front is a low maintenance paved forecourt.

What3words: ///school.unloads.bucks

Agents note: 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.

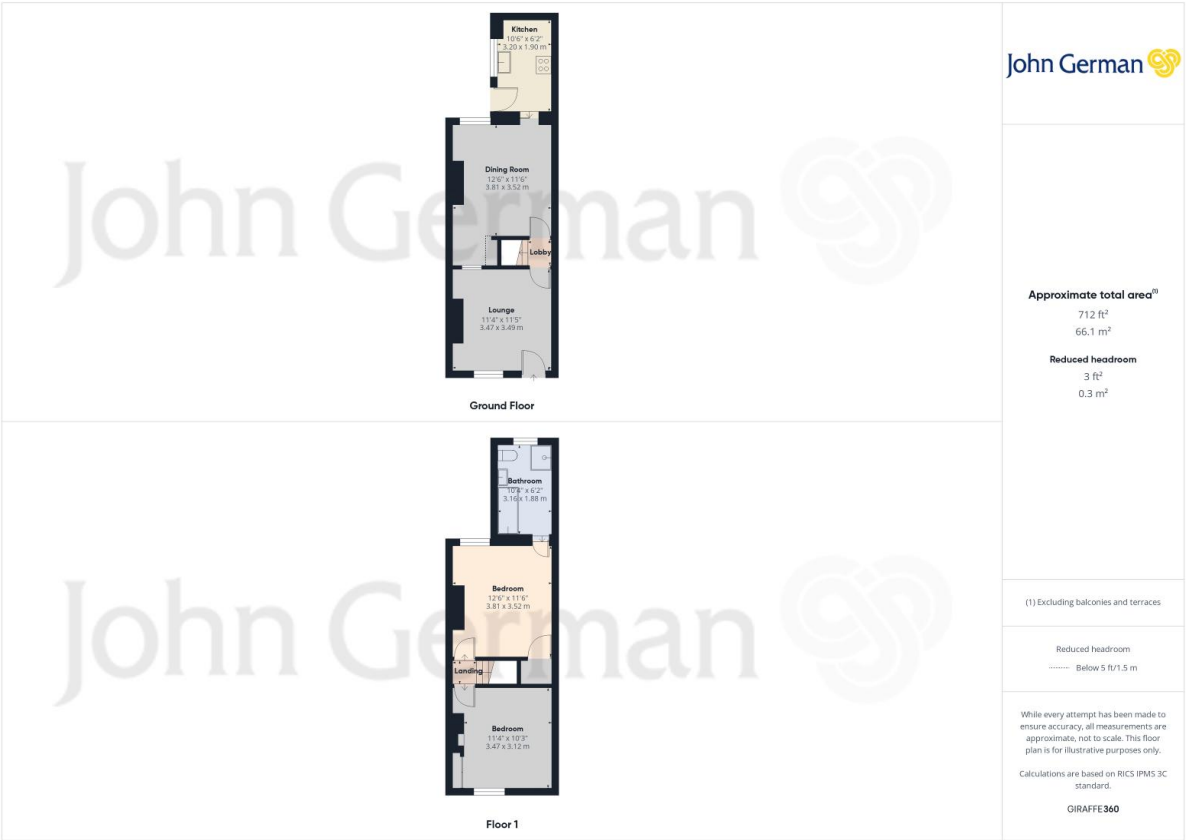
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil fired central heating system
(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: East Staffordshire Borough Council / Tax Band A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/02062025

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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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.

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