

# Brooklands Cottage

Gayton, Stafford, ST18 0HJ



**FOR SALE BY AUCTION 25/7/24**

A delightful and surprisingly spacious partly thatched cottage occupying a truly delightful plot within this lovely area of Gayton.

**Auction Guide Price £250,000**

**John German** 

The accommodation briefly comprises a reception hall with leaded and stained glass door, parquet flooring and some panelled walls. This extends into a side hall.

Sitting Room - Having a brick fireplace and being dual aspect.

Lounge - Window to the garden, fire surround with tiled inset and a built in cupboard.

Snug

Study - Being dual aspect and also having a tiled fireplace, beamed ceiling and outer door.

Dining Area - Having an opening to the:

Kitchen - Having a range of cream units with wood effect work surfaces, a hob and a double oven.

A side lobby has an outer door and WC off.

On the first floor please note the rooms are irregular in shape and have sloping ceilings which restrict roof height. The first floor is approached via two flights of stairs.

Bedroom - Side facing window.

Bedroom - Rear facing window.

Bedroom - Rear facing window.

Bedroom - Side facing window.

Shower Room - Has a shower, WC and wash basin.

Outside - The property stands beyond a gated entrance with a gravelled drive and two lawns. The garden extends to the side having established bushes and trees. To the rear there is a stone retaining wall and two stone steps up to a further garden area with mature beds, beyond which lies a small field.

The property is situated in this delightful and unspoilt village yet convenient for commuters and modern day life.

**Note:** There are two Titles – one for the property which is SF650677 subject to easements and rights. Second Title is for the small field – SF650332.

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

**Property construction:** Brick and timber and partly thatched roof

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private system and shared with the neighbour

**Heating:** LPG gas

**Flood risk:** Surface water - high risk of flooding. Rivers and sea - medium risk of flooding.

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

**Broadband type:** Superfast and Standard are available in the area

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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13062024

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.

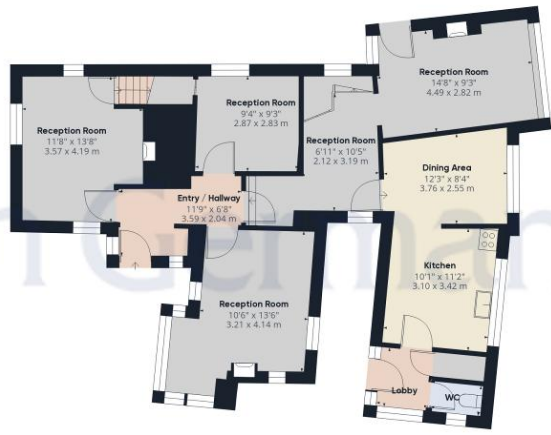
#### **Additional Information:**

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<sup>(1)</sup>  
 1609.05 ft<sup>2</sup>  
 149.49 m<sup>2</sup>

Reduced headroom  
 127.86 ft<sup>2</sup>  
 11.88 m<sup>2</sup>

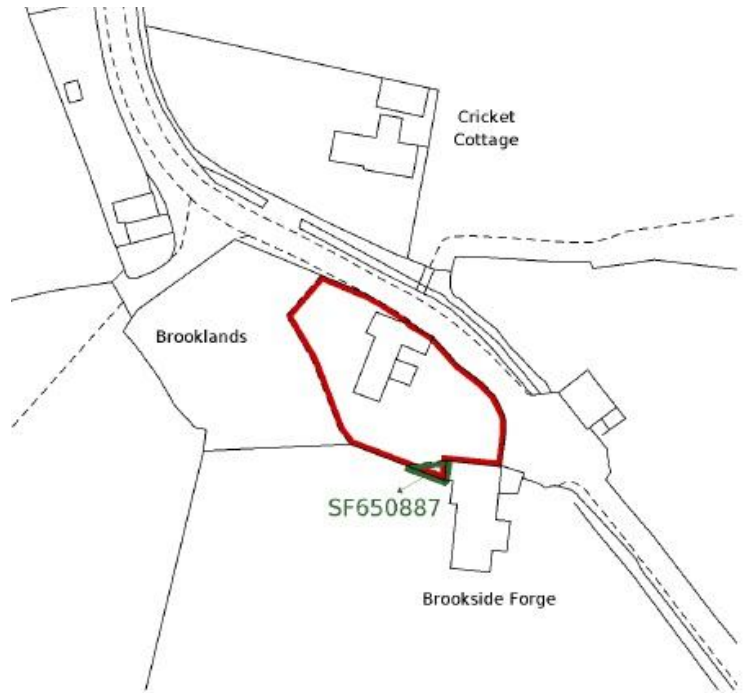
(1) Excluding balconies and terraces

 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.



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