



Magpie Hall

Woodcock Heath



Magpie Hall
Woodcock Heath
Kingstone
Uttoxeter
ST14 8QS



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Magpie Hall is an attractive country property comprising of a single storey bungalow, occupying a private rural position. The property currently offers accommodation over a single floor comprising of a good sized kitchen, utility, living room, separate WC, family bathroom and three bedrooms, one with ensuite.

The property benefits from a large gardens front and rear, an orchard and adjoining paddock. The property extends in total to 1.1 acres or thereabouts.

The property is offered for sale by Public Auction at 3:00pm on Wednesday 1st May 2024 at the Paddock Pavilion, Uttoxeter Racecourse, ST14 8BD.

Offers in the region of:

£650,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Location:

The property is situated on the edge of the popular village of Kingstone where a range of local amenities can be found such as a local primary school, village hall, public house and bus route. Further range of amenities can be found in the nearby towns of Uttoxeter and Stafford together with transport links such as the A50 and railway stations.

The property occupies a private yet accessible location off a quiet lane on the edge of the village of Kingstone, enjoying views over the adjoining open countryside.

Directions:

From the centre of Kingstone travel past the Shrewsbury Arms and continue along Blythe Bridge Bank and after approximately 0.7 miles take the next right. Continue along the lane for approximately 0.7 miles and the property is located on the right signed Magpie Hall and is indicated by our For Sale board.

What three words ///alleges.named.loss**Entrance Hall:**

Doors leading off to the kitchen/dining room, utility room, cloakroom and storage cupboard, family bathroom and three bedrooms.

Kitchen/ Dining Room:

An expansive Kitchen and dining room with a range of modern wall and base units, stainless steel sink unit, Rangemaster Stove and Oven and French doors leading out into the garden.

Living Room:

A large and bright living room with feature Log Burner with brick surround and large bay window to front.

Utility Room:

With modern base units, and door to rear garden.

WC:

Hand Basin, WC and Heated Towel Rail.





Master Bedroom:

A large double bedroom with ensuite off.

Ensuite:

Comprising of wash hand basin, w.c., shower unit, and heated towel radiator.

Bedroom 2 & 3:

Two good sized bedrooms, one with built in cupboard.

Family Bathroom:

Comprising of white suite incorporating bath with shower over, wash hand basin, w.c., and towel radiator and underfloor heating.

Services:

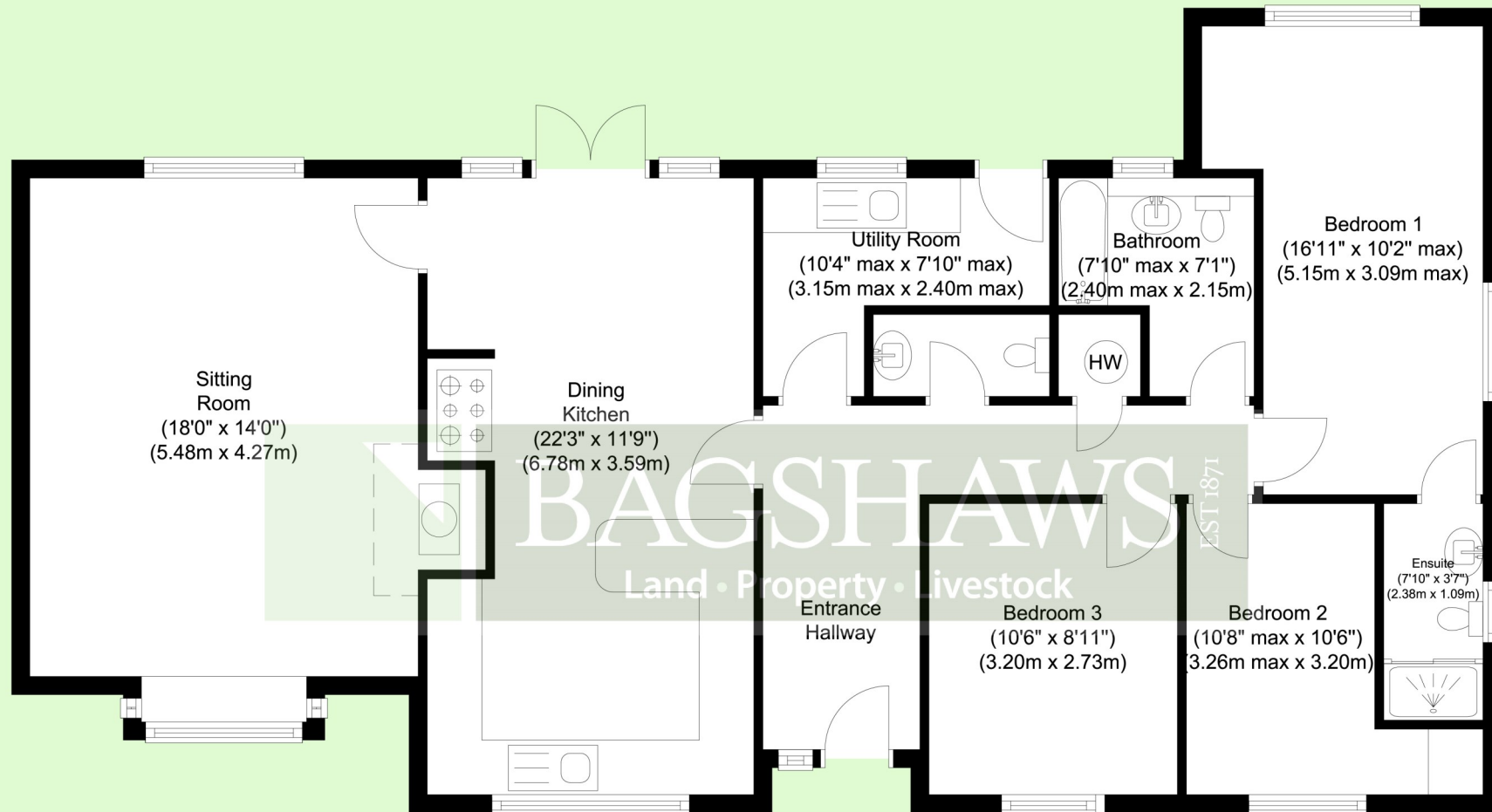
Maggie Hall currently benefits from Main Water and Electricity. Private Drainage. Oil fired central heating.



Externally

To the front of the property is a gravel driveway which sweeps round in front of the property to provide ample parking. The rear garden features a garden office/gym (5m x 4m). This is fully insulated with underfloor heating, power supply with an outdoor decking area. In addition there is a smaller shed/kennel. There is an adjoining orchard beyond the rear garden and a paddock to the side featuring a further large shed used for gardening equipment. The property extends in total to 1.1 acres or thereabouts.





Magpie Hall, Woodcock Heath, Kingstone, Uttoxeter ST14 8QS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

General Information

Tenure and Possession:

The land is being sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

We are not aware of any public rights of way that cross the property.

The property is offered subject to and with the benefits of, any rights of way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority

East Staffordshire Borough Council
Union Street, Burton Upon Trent, DE14 1AA
Tel: 01283 508100

Council Tax Band – E

Vendor's Solicitors:

Cowlshaw and Mountford
90 High Street
Uttoxeter
Staffordshire ST14 7JD

EPC – D

Method of Sale:

The property is offered for sale by Public Auction at 3:00pm on Wednesday 1st May 2024 at the Paddock Pavilion, Uttoxeter Racecourse, ST14 8BD.

Viewings:

Strictly by appointment only through the sole selling agents Bagshaws. Please contact the Ashbourne Office on 01335 346677 or by email at ashbourne@bagshaws.com

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Conditions of Sale:

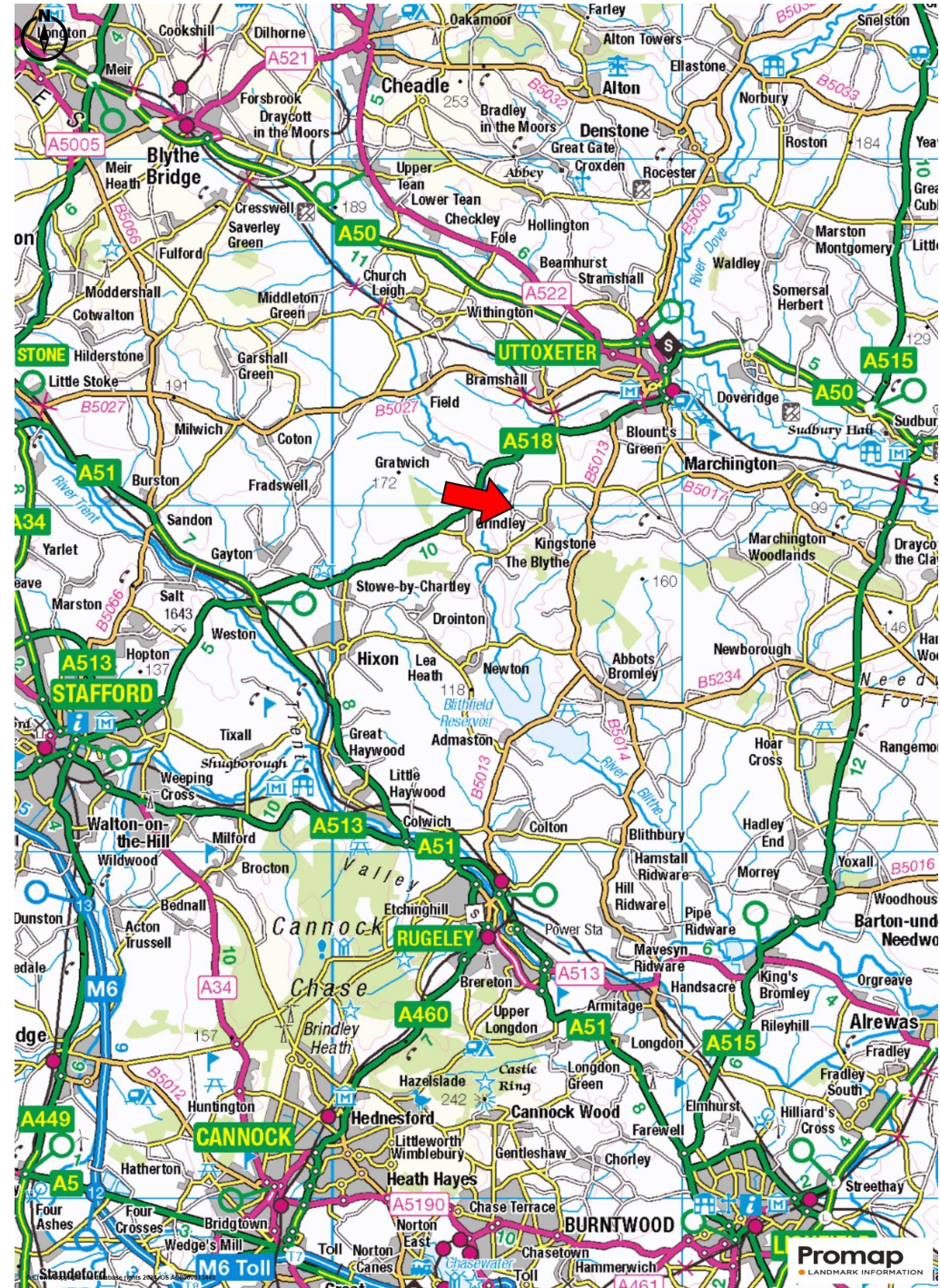
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. Please note that no searches will be included in the Conditions of Sale. Prospective purchasers may make their own arrangements with regard to searches and should seek legal advice. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just 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.

Deposit & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or





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