



29 Castle
Street
Tutbury
Burton-On-
Trent
DE13 9JF

Auction Guide
£100,000

- FOR SALE BY AUCTION
22nd August 2024
- FEES AND
CONDITIONS APPLY
- IN NEED OF
UPGRADING
- TWO BEDROOMS
- LOUNGE/DINER
- KITCHEN
- DOWNSTAIRS W.C.
- 1ST FLOOR BATH AND
SINK
- PRETTY COTTAGE
GARDENS
- GREAT VILLAGE
LOCATION

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co. offer this two-bedroom cottage for sale by Auction in association with SDL on 22nd August 2024. This end-of-terrace cottage is close to the heart of the historic village of Tutbury within its conservation area. It offers an entrance hall with a door into a lounge/diner, a kitchen, a rear lobby with a WC off, and a door to the rear garden.

On the first floor are two bedrooms and a bathroom with a bath and wash hand basin.

OUTSIDE

To the front is a pretty fore garden, and to the rear is a cottage-style garden.

LOCATION

Tutbury is a historic village famous for its castle. It offers a pretty high street with boutique-style shops, bars, public inns, and restaurants. The village also benefits from a doctor's surgery, pharmacy, opticians, and a beautiful church. The nearby village of Hatton offers a butcher, supermarkets, and a train station. There is excellent travel via the A38 and A50 to the further commercial centres of Lichfield, Birmingham, Derby, Uttoxeter, and Nottingham.





GROUND FLOOR

ACCOMMODATION

Entrance door opening through to hallway:

HALLWAY

3.34m x 1.71m to back of stair wall (10'11" x 5'7" to back of stair wall)

Has stairs off to first floor, wall light points and door through to lounge diner.

LOUNGE DINER

LOUNGE AREA

3.26m x 3.12m to window (10'8" x 10'2" to window)
Has wall light points, ceiling light point, window to the front aspect and a wide opening through to the dining area.

DINING AREA

4.1m 3.28m min x 3.17m (13'5" 10'9" min x 10'4")
Has a ceiling light point, wall light point, window looking out over the rear garden and tiled hearth with gas fire inset, a door leads through to the lobby area.

LOBBY AREA

1.04m x 0.96m width (3'4" x 3'1" width)

Has a door opening through into a pantry area.

PANTRY AREA

0.92m x 2.27m (3'0" x 7'5")

Has tiled shelving, ceiling light point and an opening through to the kitchen.

KITCHEN

2.51m to window x 2.87m (8'2" to window x 9'4")

Is fitted with a range of base cupboards with wall mounted cabinets, worktops incorporate a stainless steel sink and side drainer, there is space for washing machine, space for cooker, window to the rear aspect and a door leading off to:

REAR LOBBY

0.97m x 1.03m to door (3'2" x 3'4" to door)

Has a door to the rear and a further door opening through to the downstairs W.C.

W.C.

0.94m to window x 1.56m in length (3'1" to window x 5'1" in length)

Has tiled floor, obscure window to the rear aspect and W.C.

FIRST FLOOR

LANDING

Having a window to the side aspect and doors leading off to:

BEDROOM ONE

3.22m to window x 3.76m to chimney breast (10'6" to window x 12'4" to chimney breast)

Window to the front aspect, ceiling light point and is fitted with a range of built in wardrobes with over head cabinets and dressing table.

BEDROOM TWO

3.16m x 3.04m max 2.45m min (10'4" x 9'11" max 8'0" min)

Has fitted wardrobes with sliding doors providing hanging space and shelving, window to the rear aspect and ceiling light point.

BATHROOM

1.82m x 2.16m to window (5'11" x 7'1" to window)

Has a panelled bath, pedestal hand wash basin and airing cupboard with the hot water tank and cold water header tank, there is an obscure window to the rear aspect and ceiling lightpoint.



OUTSIDE

To the front of the property is a dwarf wall with wrought iron railings and wrought iron gate that border a pretty cottage style garden with a terracotta tiled path leading to the front door. To the rear of the property is an attractive cottage style garden with raised herbaceous beds full of mature planting, potting shed and small lawn. A pedestrian gate gives access across a neighbouring property and out through a shared entry.

AGENTS NOTE

Further access to the rear garden is via a shared entry from the front of the row of properties across the rear of other properties. Please note that other properties cannot access this property. PLEASE NOTE THE PROPERTY SITS WITHIN THE CONSERVATION AREA UNDER ARTICLE FOUR <https://www.sdlauctions.co.uk/remote-telephone-proxy-bidding/>

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsand-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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:

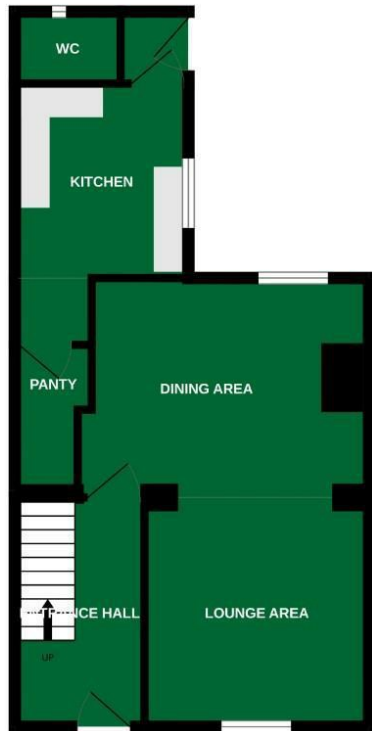
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Please note all offers must be passed to SDL in the first instance and all interested parties will be bound by the auction terms as per the terms of business signed by the seller.
<https://www.sdlauctions.co.uk/remote-telephone-proxy-bidding/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024)A

GROUND FLOOR
42.2 sq.m. (454 sq.ft.) approx.



1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA: 74.9 sq.m. (807 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 capability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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