

Grindy Croft

Grindon, Leek, ST13 7TP



FOR SALE BY AUCTION 26/6/25

Stone-built two-bedroom semi-detached cottage in Grindon, Peak District. Spacious plot with countryside views, off-street parking, and full refurbishment required. Ideal auction opportunity for buyers seeking a project with scope to personalise and add value.

Auction Guide Price £145,000

John German

A stone-built, grade II listed, two-bedroom semi-detached cottage located in the village of Grindon, set within the heart of the Peak District. Positioned on a spacious plot with far-reaching countryside views, the property offers off-street parking and the rare opportunity to acquire a character cottage in a sought-after rural location. Requiring full refurbishment throughout, this is a property suited to buyers looking to modernise and adapt a home to their own taste and requirements.

The cottage provides a traditional layout with two bedrooms and generous outdoor space, presenting scope for improvement, extension or reconfiguration (subject to planning). Surrounded by open landscapes and situated in a well-regarded area popular with both residents and visitors, Grindy Croft offers significant potential for those seeking a project in a desirable setting.

You enter the property into the dining kitchen, which features quarry tile flooring and benefits from a dual aspect with windows to both the front and rear. A door leads through to the sitting room.

The sitting room continues the quarry tile flooring and also enjoys a dual aspect, creating a light and airy feel. A staircase rises to the first floor, with a useful understairs storage cupboard beneath. An open fireplace serves as the central feature of the room.

Upstairs, the first floor landing provides access to both bedrooms and the bathroom.

The principal bedroom is a generous double, with a dual aspect including a front-facing window and a rear roof window, along with an airing cupboard. The second bedroom is a well-proportioned single.

Undoubtedly one of the main selling features of the property is the spacious plot, being mainly laid lawn, whilst also enjoying the stunning countryside views of the surrounding area.

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: Off street

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: N/A

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

Broadband type: full Fibre available

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: Staffordshire Moorlands District Council / Tax Band D

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

Our Ref: JGA/09052025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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.



Ground Floor

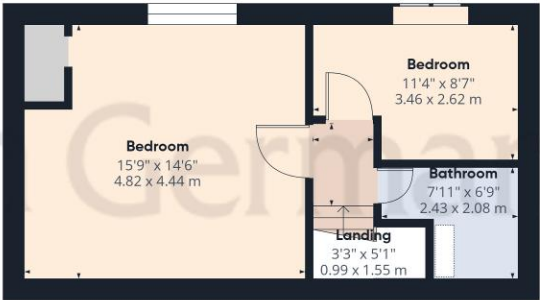
Approximate total area[®]
824 ft²
76.5 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1





EPC N/A – GRADE II LISTED



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

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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