



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Ivy Cottage and Vicarage Cottage, Horton, ST13 8PH

Auction Guide £175,000 - £225,000

FOR SALE BY ONLINE AUCTION

Wednesday 2nd July 2025 (unless sold by Private Treaty)

A rare and exciting opportunity to purchase two adjoining cottages in the highly sought after rural village of Horton. The properties are in need of renovation and modernisation, ready for an individual to put their own stamp on. Ivy Cottage and Vicarage Cottage benefit from a large garage a short distance away, outhouse each and small garden to rear. The properties will be of interest to investors, developers or those looking for a renovation project. An early viewing is essential to appreciate the space and location on offer.

REGISTRATION TO BID AND LEGAL PACK AVAILABLE THROUGH OUR WEBSITE 7 DAYS PRIOR TO AUCTION.



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Ivy Cottage and Vicarage Cottage

Ivy Cottage and Vicarage Cottage offer two adjoining brick and tile cottages located in the well sought after area of Horton village. The properties benefit from a small outbuilding each and small gardens to the front and rear, and large garage. The property has the potential to be retained as two units, or alternatively be reconfigured to provide a single larger property.

Situation

The property is located in the small village of Horton approximately 4.1 miles from Leek, 7.5 miles from Congleton and 13 miles from Macclesfield.

Directions

From our office in Leek, head north out of Leek towards Macclesfield via Stockwell Street (A523) for approximately 1.7 miles before turning left onto Rudyard Road (B5331). After approximately 1 mile take the first exit at the mini roundabout onto Dunwood Lane. Continue along Dunwood Lane for approximately 0.5 miles, then turn right onto Tollgate Road. Once on Tollgate Road, follow for approximately 0.5 miles before turning right onto Heath House Lane. Follow Heath House Lane until reaching the top of the hill and the property will be situated on the left hand side, signposted by one our 'For Sale' signs.

Ivy Cottage

The accommodation comprises the following: -

Front Entrance Door

Giving access to:-

Dining/ Living Room 10'7" x 14'11" (3.25m x 4.55m)



With windows to two elevations, radiator, fireplace and stairs off.

Kitchen 6'2" x 13'3" (1.90m x 4.05m)



With tiled floor, windows to two elevations, rayburn, radiator and a range of base and floor units.

Bathroom

With WC, wash hand basin and window to one elevation.

Staircase

Giving access to the First Floor:-

Bedroom Number One 14'6" x 10'8" (4.43m x 3.27m)



With radiator and window to one elevation.

Bedroom Number Two 5'4" x 13'5" (1.65m x 4.11m)



With built in cupboards, window to one elevation and radiator.

Outside



To the front of the property is small garden with traditional wall and to the rear is a brick and tile outhouse with further small garden.

Vicarage Cottage

The accommodation comprises the following: -

Front Entrance Door

Giving access to: -

Dining/Living Room 12'5" x 14'1" (3.79m x 4.31m)



With tiled floor, fireplace, window to one elevation and stairs off

Kitchen 6'6" x 6'11" (2.00m x 2.11m)



With tiled floor, window to one elevation and pantry off.

Staircase

Giving access to the First Floor:-

Small Landing 7'7" x 9'7" (2.33m x 2.94)

With window to one elevation.

Bedroom Number One 14'3" x 12'5" (4.35m x 3.80m)



With window to one elevation, fire place and radiator.

Outside



Again, to the front of the property is a small traditional walled garden and to the rear is a further brick and tile outhouse.

Garage 28'4" x 9'5" (8.66 x 2.88)



Large stone and tile garage a short distance away from the cottages.

Please Note

There is a third brick and tile outhouse to the rear of the properties which belongs to the neighbour and a right of way is granted behind the cottages for the use of the outhouse.

Services

The property is connected to mains water and electricity. There is no connection to mains drainage and the current drainage arrangements are not sustainable. Interested parties should look into options to have a new drainage solution.

Local Authority

The properties local authorities are Staffordshire Moorlands District Council and Staffordshire County Council.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Viewings

Strictly by appointment only by prior arrangement through Graham Watkins & Co.

Conditions of Sale

The conditions of the sale will be available on line through the Auctioneers seven days prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

Buyers Fee

The successful buyer of each lot shall be required to pay a buyer's fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

Solicitors Details

Mrs Jacqueline Morris
Myers & Co Solicitors
33-43 Price Street
Stoke - on - Trent
Staffordshire
ST6 4EN

Graham Watkins & Online Auction

Graham Watkins & Co Online Auctions is a new, innovative and pioneering platform for buying and selling property.

It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure free from the comfort of your own home or office via desktop, tablet or mobile phone.

Registration

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Graham Watkins & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below. Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. Driver's licence or passport) and recent proof of address (dated within the last 3 months). This is required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

Terms & Conditions

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

Solicitor

PROVIDE DETAILS OF YOUR CHOSEN SOLICITOR

You will be asked to provide details of your chosen solicitor, so that in the event of you winning the lot we can initiate the necessary legal proceedings between yours and the vendor's solicitors.

AML Check

COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK

Graham Watkins are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance.

Bidder Security

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a hold on funds on your account for the bidder security amount (often known as a payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

Due Diligence

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

Bidding

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Having set your preferred bid amount and clicking the Place Bid' button, you will be asked to confirm your bid at which point it will be placed.

Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

Fall of Gavel

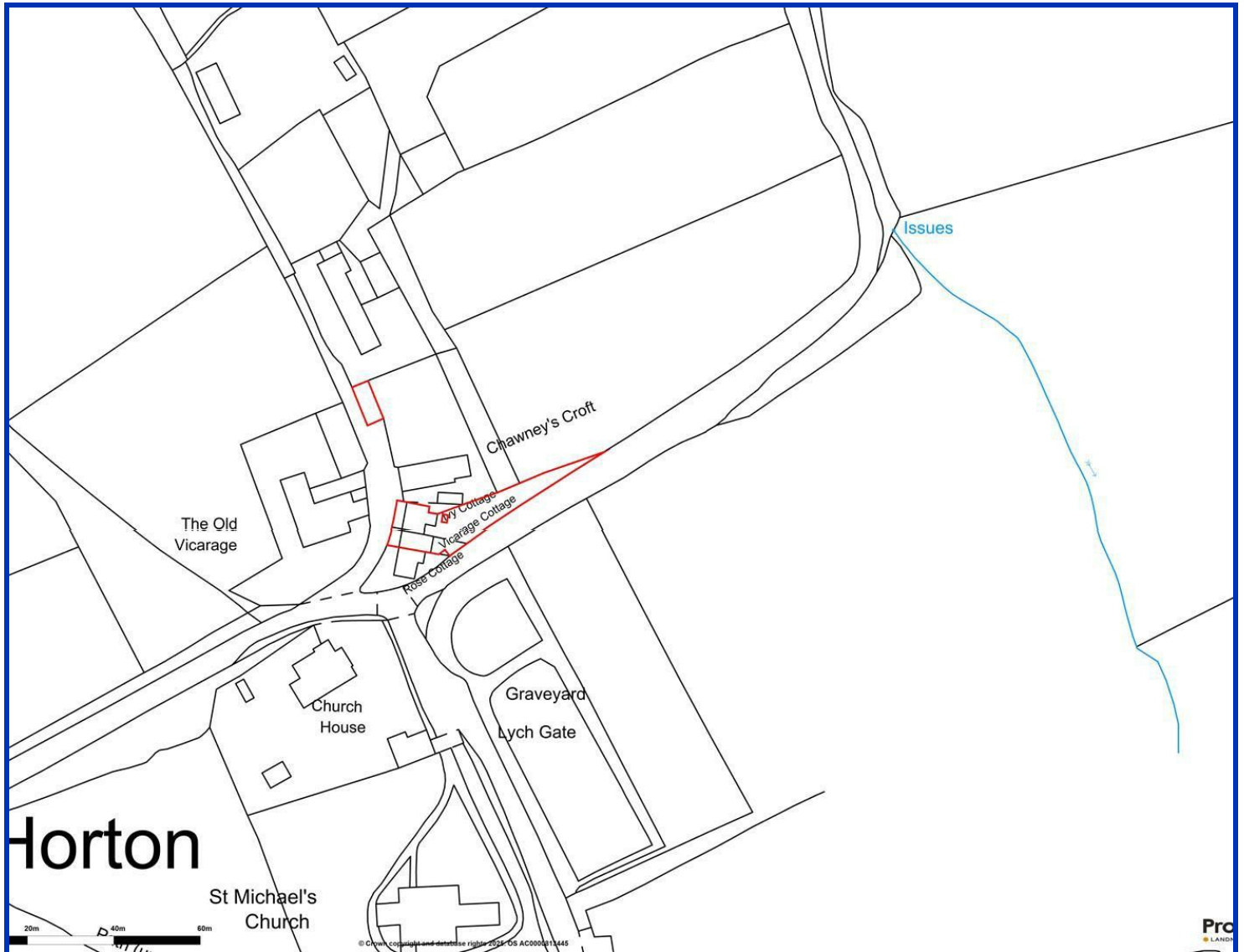
FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 28 days following the close of the auction but this will be confirmed within the legal documentation.

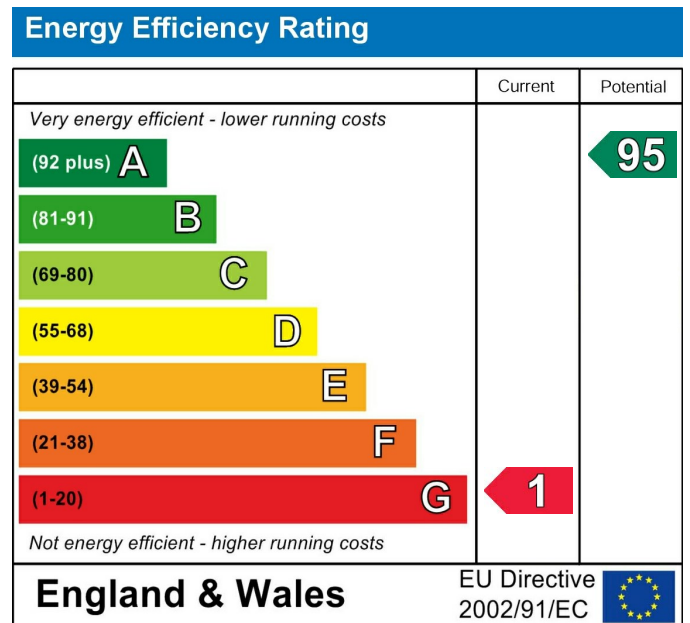
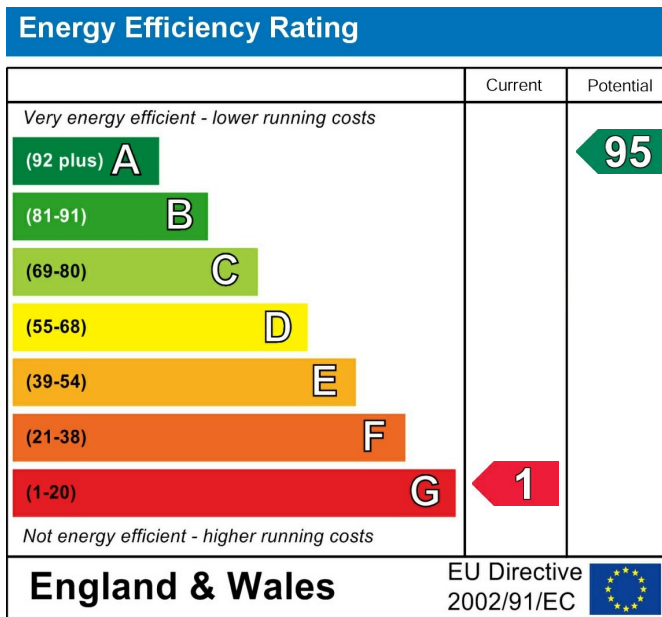
Guide Price

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer 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. For a full definition of guide price and reserve price please contact the auctioneer.

Plan of Cottages



Energy Efficiency Graphs



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.