



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



16 Draycott Road, Stoke-On-Trent, ST10 4JF

Auction Guide £100,000

FOR SALE BY ONLINE AUCTION - THURSDAY 20TH NOVEMBER 2025

An opportunity to purchase a three bedroom terraced cottage in the popular village of Tean in the Staffordshire Moorlands with good sized garden with greenhouse and brick and tiled outbuilding. The property would benefit from some modernisation having the potential to make a comfortable family home.

Of interest to investors or as a family home.

GUIDE PRICE £100,000 PLUS

REGISTRATION TO BID & VIEW LEGAL PACK IS AVAILABLE 7 DAYS PRIOR TO THE AUCTION.



Directions

From our Derby Street Leek office take the A520 Cheadle Road out of the town. Continue along to Wetley Rocks, bearing left into Cheadle Road and at the 'T' Junction turn left signposted Cheadle. Follow this road through Cheadle following signs for Tean. At the 'T' junction turn right onto Draycott Road where number 16 is situated a short distance along on the right hand side identifiable by our Auction board.

Accommodation Comprises:-

Living Room 12'0" x 11'10" (3.66 x 3.63)



A good sized room with feature stone fireplace, fitted carpet, Upvc double glazed window and door to front entrance.



Kitchen 8'10" x 7'8" (2.71 x 2.35)



Base cupboards and drawers with wall cupboards, work surfaces with inset sink unit, cooker point, wall mounted hot water heater, Upvc double glazed door and window to rear, pantry understairs, cushioned floor.

First Floor Landing

With Loft access.

Bedroom One 11'11" x 10'2" (3.64 x 3.10)



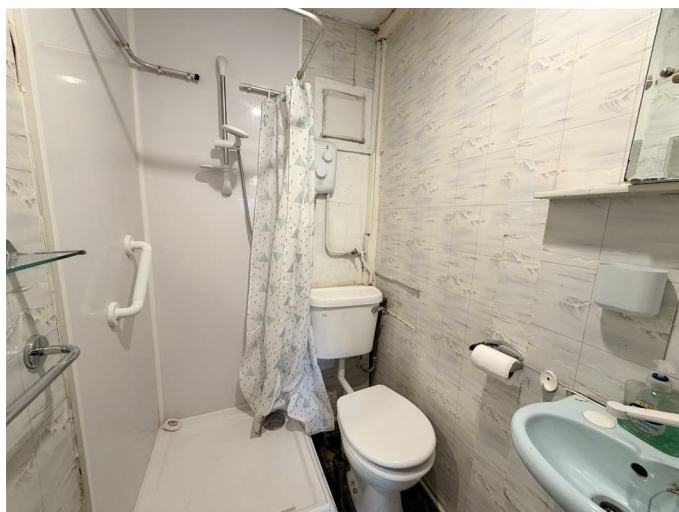
A double bedroom with Upvc double glazed window to front.

Bedroom Two 8'9" x 7'8" (2.69 x 2.36)



Good sized room which could accommodate a double bed with Upvc double glazed window to rear.

Shower Room 5'2" x 4'1" (1.59 x 1.25)



Well equipped shower room with electric shower fitment, low level wc, wash hand basin with wall mounted hot water heater.

Bedroom Three 12'2" x 5'8" (3.71 x 1.73)



A good sized third bedroom with Upvc double glazed window to front.

Outside



Pedestrian gated access to the front elevation with brick path leading to the property and entry to the side which leads to the rear yard and garden. Brick and tile Outbuilding formerly fuel store and wc. Yard area with cold water tap and external power points with steps to gardens laid to lawns with flower borders and Greenhouse.





Services

We believe all mains services are connected.

Tenure & Possession

We believe the property is freehold and vacant possession will be given upon completion.

Local Authorities

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

Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Wayleaves & 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.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Graham Watkins & Co 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.

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.

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.

AML

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 number.

Fall of the 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.

Conditions of Sale

The conditions of the sale will be available on line through the Auctioneers seven days prior to the sale unless sold prior to auction. 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.

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 auctioneers.

Terms & Conditions

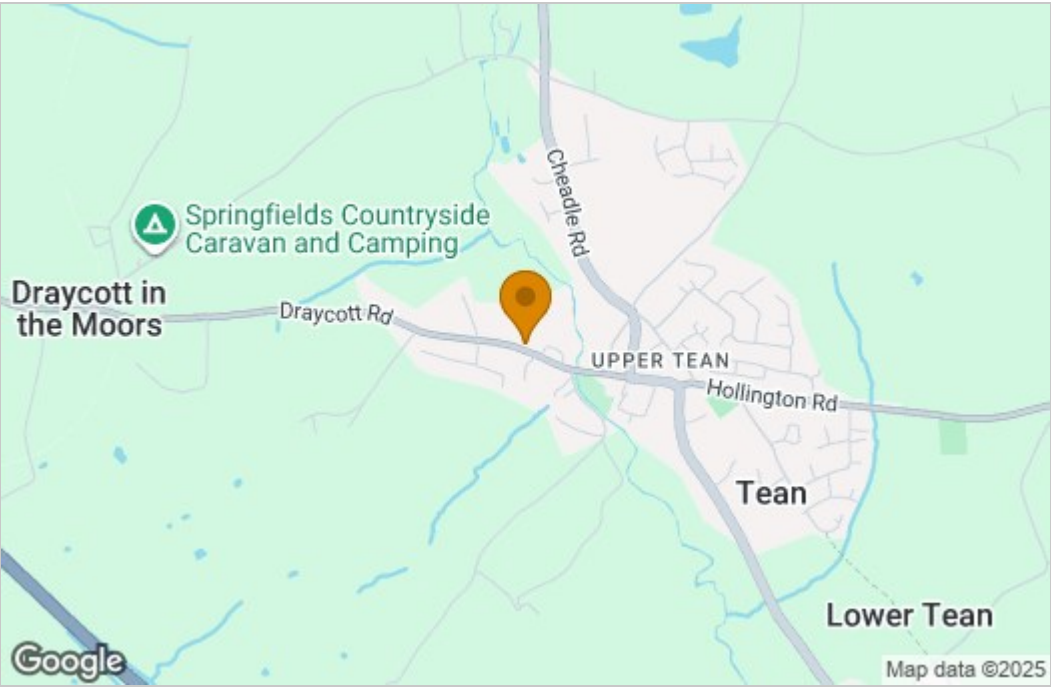
ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

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.

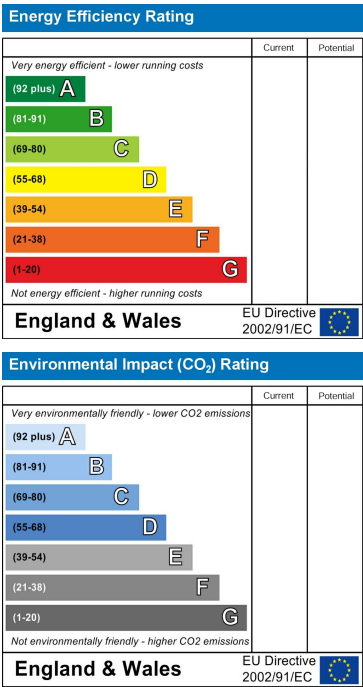
Once accepted, you will receive a copy of the document(s) via email for your own records.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.