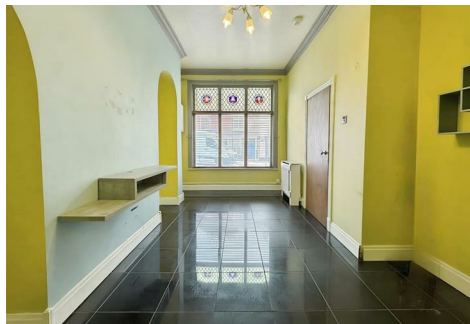




1 Spouthall, 68 St. Edward Street, Leek, Staffordshire, ST13 5DL

By auction £40,000

** For sale by PUBLIC & ONLINE AUCTION at The DoubleTree by Hilton, Etruria Hall Festival Way, Staffordshire, ST1 5BQ on Monday 9th March 2026 at 6.30pm with Butters John Bee Auctioneers. Remote bidding available via internet, telephone or proxy. To register to bid on this Lot, or to download the Legal Pack - please see the Butters John Bee website or call 0800 090 2200 **

CASH BUYERS ONLY ARE ADVISORY

A low maintenance one bedroom flat situated within the popular town centre of Leek. Within walking distance to a range of local amenities, this property is ideal for downsizers and investors.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agent Comments

Located on the highly regarded St Edward Street in the vibrant market town of Leek, this one-bedroom ground floor flat offers an excellent opportunity for investors or downsizers alike. Perfectly positioned within walking distance of a wide range of local amenities, shops, and cafes, the property combines convenience with character.

The accommodation briefly comprises living room, double bedroom, fitted kitchen, and a shower room, providing a practical and low-maintenance living space.

Previously let at £450pcm, the flat offers a potential yield of approximately 7.2%, making it a strong contender for those seeking a reliable buy-to-let investment.

To the rear of the building, residents benefit from access to a generous communal garden, mainly laid to lawn—an ideal spot to relax or enjoy the outdoors in a peaceful setting.

With its central location, attractive yield, and well-proportioned accommodation, this flat presents a fantastic opportunity to invest in one of Staffordshire's most sought-after market towns.

Location

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

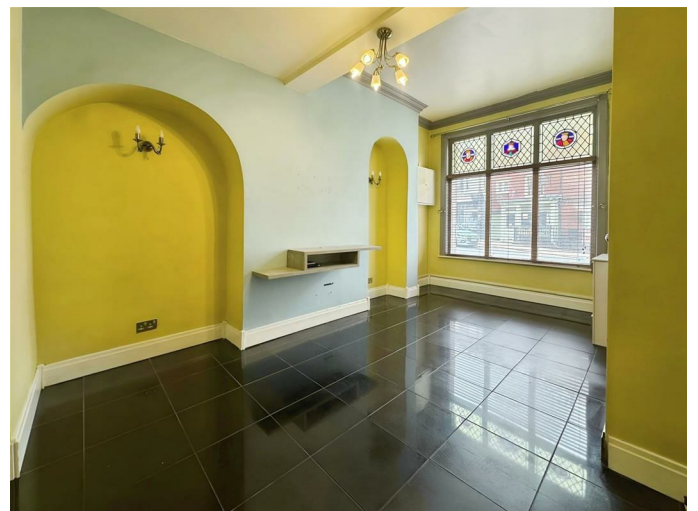
Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Lounge

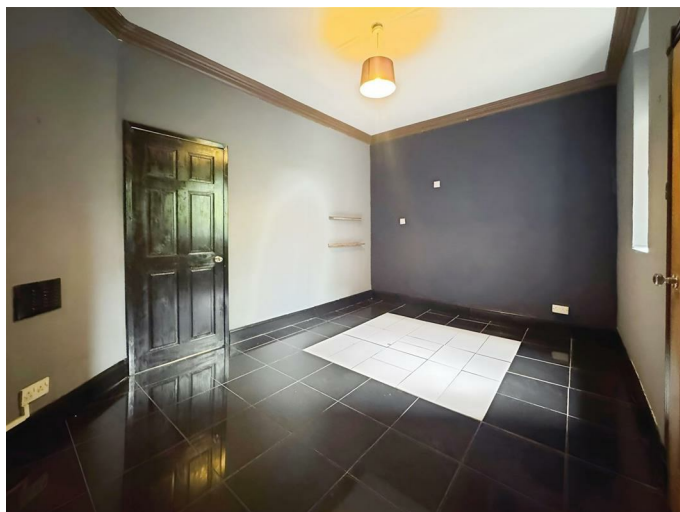
16'9" x 10'11" max (5.12 x 3.33 max)



Tiled flooring. Wall mounted radiator. Window to the front aspect. Ceiling light.

Bedroom

14'4" x 10'1" max (4.39 x 3.09 max)



Tiled flooring. Wall mounted radiator. Window to the rear aspect. Ceiling light.

Kitchen

8'3" x 8'5" max (2.54 x 2.59 max)



Tiled flooring. Wall and base units. Plumbing for washing machine. Double glazed window to the side aspect. Access to outside. Inset spotlights.

Shower Room

7'9" x 4'0" (2.37 x 1.24)



Vinyl flooring. WC. Pedestal style wash hand basin. Ladder style towel rail. Shower cubicle with electric shower. Inset spotlights.

Agent Notes

CASH BUYERS ONLY

Tenure: Leasehold - 965 years remaining

Annual Ground Rent - £1

PLEASE NOTE THE VENDORS HAVE INFORMED US THERE IS NO MANAGEMENT COMPANY IN PLACE THEREFORE NO SERVICE CHARGES PAYABLE

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

Anti- Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to

apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction

On-Line Bidding

Pre-registration is required with our auction department on 0800 090 2200 or email auction@bjbmail.com.

<https://www.buttersjohnbee.com/auctions/online-bidding>

Buyers Admin Fee

A buyer's administration fee of £1800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date

Common Auction Conditions

Common Auction Conditions.

This property is sold subject to our Common

Auction

Conditions (a copy is available on request).

Legal Pack

Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via the auctioneers website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

We believe the buyer will be responsible for paying for the vendors legal costs involved with this transaction.

Viewings

Please call Denise White Estate Agents to arrange a viewing on 01538 381772

All Enquiries

Denise White Estate Agents
denisewhite@denise-white.co.uk
01538 381772

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024

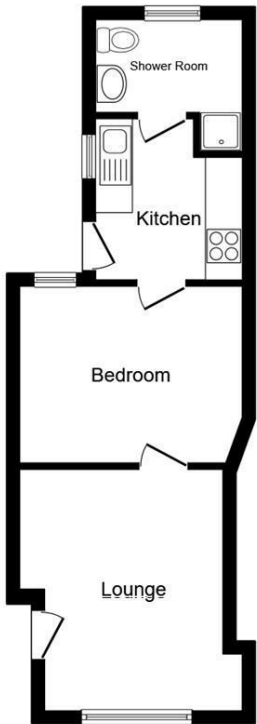
from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

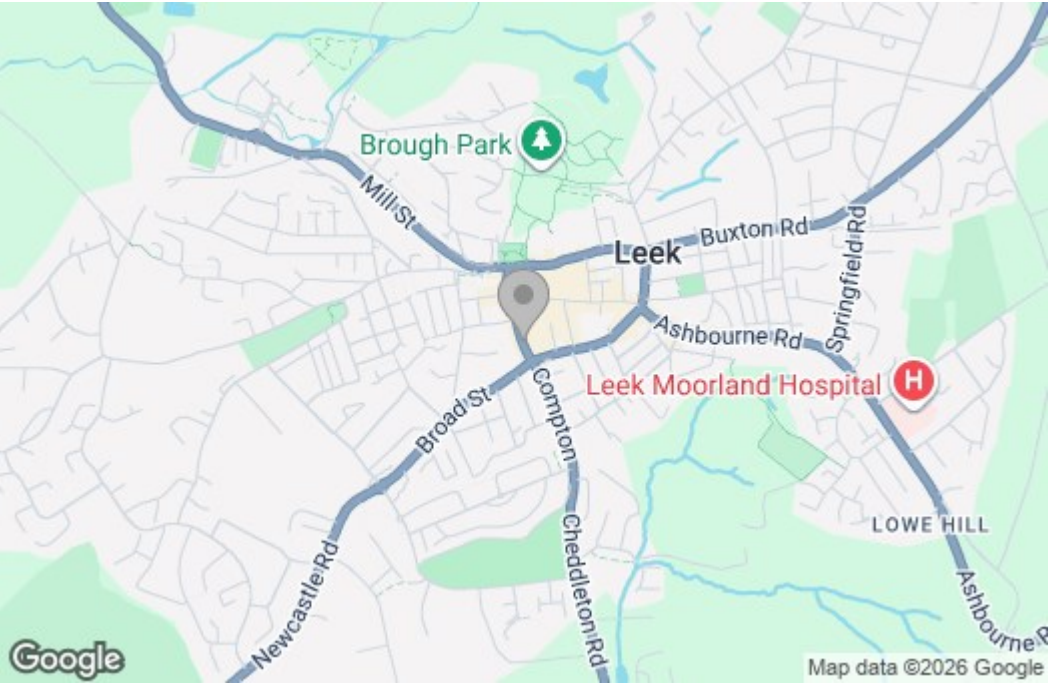


Floor Plan

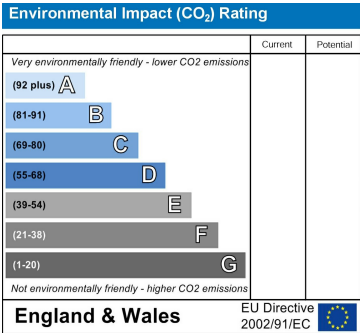
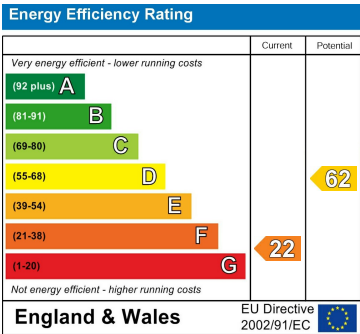


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.