



43 Stanton Road  
Meir



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 43 Stanton Road

Meir  
Staffordshire  
ST3 6DD

\*\*FOR SALE BY PUBLIC AUCTION ON 18TH MAY 2026 AT THE AGRICULTURAL CENTRE, BAKEWELL, DE45 1AH\*\*

- \* A spacious three bedroom end of terrace property in need of modernisation and improvement.
- \* Convenient for shops, schools and amenities.
- \* The accommodation briefly comprises: Entrance Hall, Living Room, Sitting Room, Dining Room, Kitchen, Rear Hall and W.c to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- \* Front garden, rear yard and shed.
- \* The property may be of interest to builders or speculators.



Auction Guide £65,000



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Leek - 01538 383344



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# General Information

## Entrance Hall

Stairs off.

## Living Room 14'0" x 11'3" (4.27m x 3.43m)

Bay window. Fire place.

## Sitting Room 10'9" x 12'2" (3.28m x 3.73m)

Fire place.

## Dining Room 9'3" x 15'10" (2.82m x 4.83m)

Pantry off.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer.

## Rear Hall

Side door.

## W.c

W.c.

## First Floor

## Landing Area

Window.

## Bedroom 14'2" x 11'5" (4.32m x 3.48m)

Window x 2.

## Bedroom 10'11" x 12'4" (3.33m x 3.76m)

Window x 2.

## Bedroom 9'3" x 9'8" (2.84m x 2.95m)

Window.

## Bathroom

Bath. W.c. Wash basin.

## Outside

Front garden area, rear yard and shed.

## Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

## Tenure & Possession

The property is sold freehold with vacant possession granted upon completion.

## Fixtures & Fittings

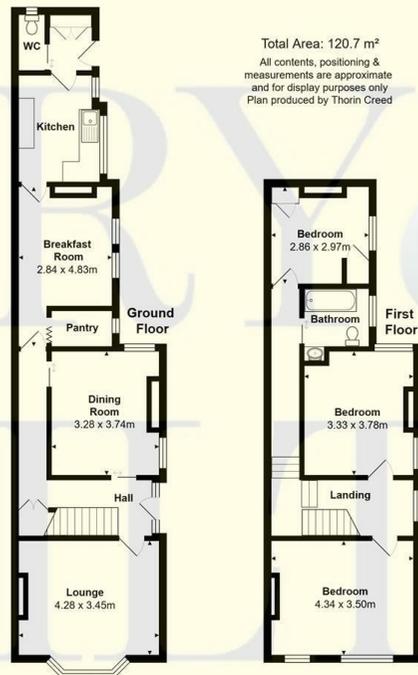
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Mobile Network Coverage

Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Rights of Way, Wayleaves & Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.



#### Conditions of Sale

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just 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.

#### Deposits & Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

#### Method of Auction

The property is offered by Public Auction at 3.00pm on Monday 18th May 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

#### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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