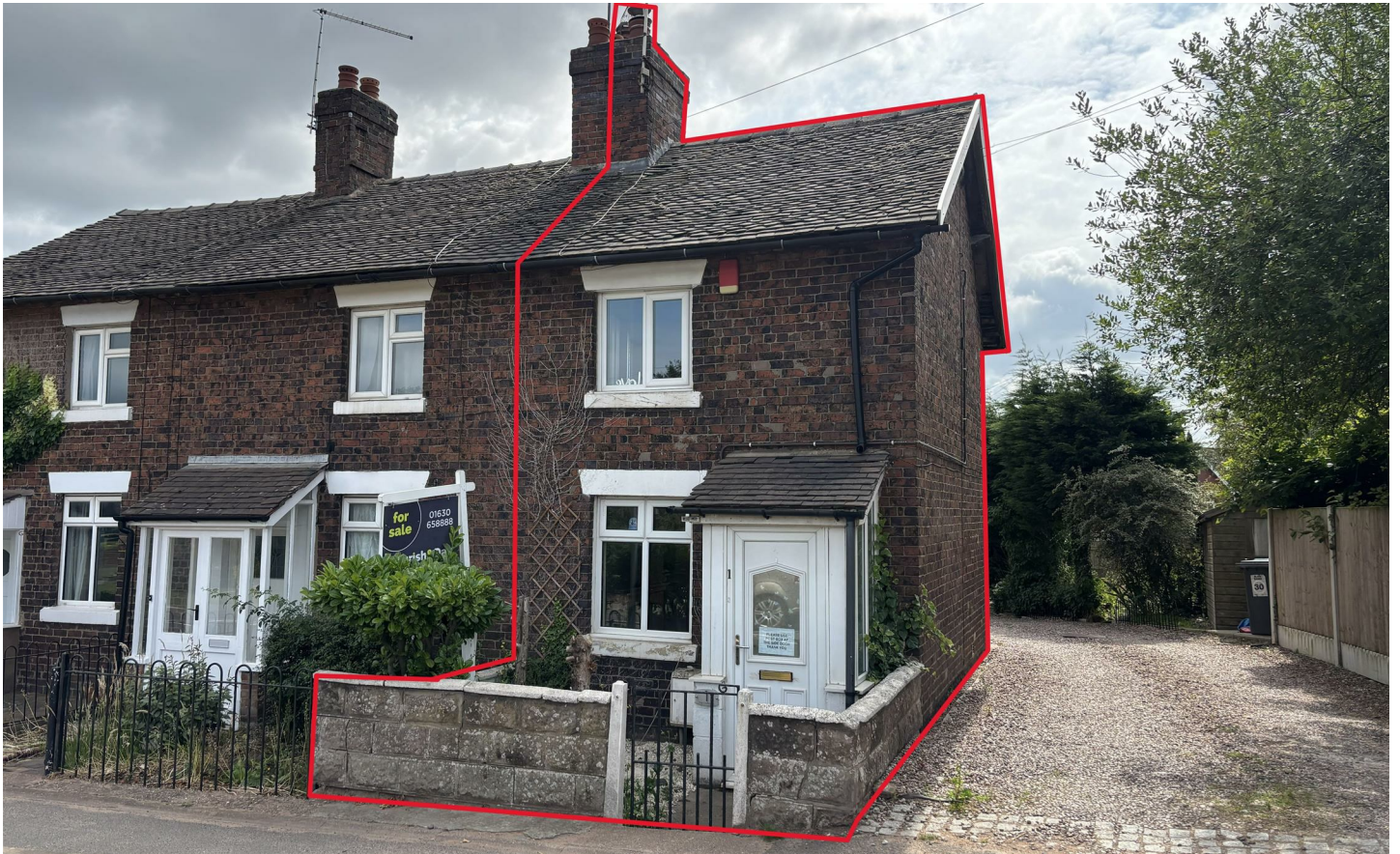




# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## 1 The Cottages Baldwin's gate, Newcastle, ST5 5DA

**Auction Guide £125,000**

FOR SALE BY ONLINE AUCTION - WEDNESDAY 12TH AUGUST 2026

AUCTION GUIDE PRICE £120,000 - £130,000

A charming one bedroom end of terraced property.

Set within the heart of Baldwins Gate, this property opens into a bright and airy open-plan living space where an open fireplace with views out towards the rear garden.

Positioned just across the driveway, the cottage enjoys a private rear garden with parking. A gravel pathway leads through a lawned section with established shrubs.

The property has a modest garden which could have alternative uses.

Being offered with no onward chain, this is a superb opportunity for first-time buyers, downsizers seeking a manageable home.



## Directions

Turn right onto Market Street then left onto Stockwell Street A523, Continue to follow A523, turn left onto Church Street turn left onto Salisbury Street Continue onto Sneyd Street, turn right onto Broad Street A53, turn left onto Leek New Road A5009 for about then turn right onto Baddeley Green Lane A5009 continue to follow A5009 for about keep left to continue on Leek Road A5009 continue to follow Leek Road at Joiners Square, take the 2nd exit Continue onto Leek Road A52 at the roundabout, take the 2nd exit onto City Road, turn left at City Road Junction, Keep right, merge onto Queensway/A500 at Hanchurch Interchange, take the 1st exit onto Newcastle Road/A519 turn right onto Trentham Road/A5182, at the roundabout, take the 1st exit onto Whitmore Road/A53, continue to follow A53 Market Drayton, Shrewsbury A53, turn left onto Meadow Way and your destination will be on the left

## Situation

Located in the beautiful village of Baldwin's Gate these cottages offer easy access to local countryside walks as well as the town of Newcastle and further commuting routes.

## Ground Floor

### Open Plan Kitchen/Diner 12'3" x 24'3" (3.74 x 7.40)



With UPVC double glazed window, hi and low wooden units, half tile, half wooden floor, electric oven and open fire.



## First Floor

### Bedroom 11'1" x 9'11" (3.38 x 3.03)



With UPVC double glazed window, carpet floor and built in storage.

**Bathroom 3'10" x 6'1" (1.18 x 1.86)**



With UPVC double glazed window, tiled floor and walls with W/C, shower and bath.

**Landing/Storage Space 7'8" x 8'4" (2.35 x 2.55)**

**Outside**



Spacious garden space and off road parking for one vehicle.



**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.

**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.

**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.

### Buyer's 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.

### Conditions of Sale

The conditions of the sale will be available on line through the Auctioneers 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.

### Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

### Due Dilligence

**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.

### 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.

### 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.

### Measurments

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

### 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.

### 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.

### Services

We understand that all mains services are connected

### Tax Band

We believe the property is in band A

### Tenure and Possession

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

### 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.

**Vendors Solicitors**

Nicholas Gee Solicitor

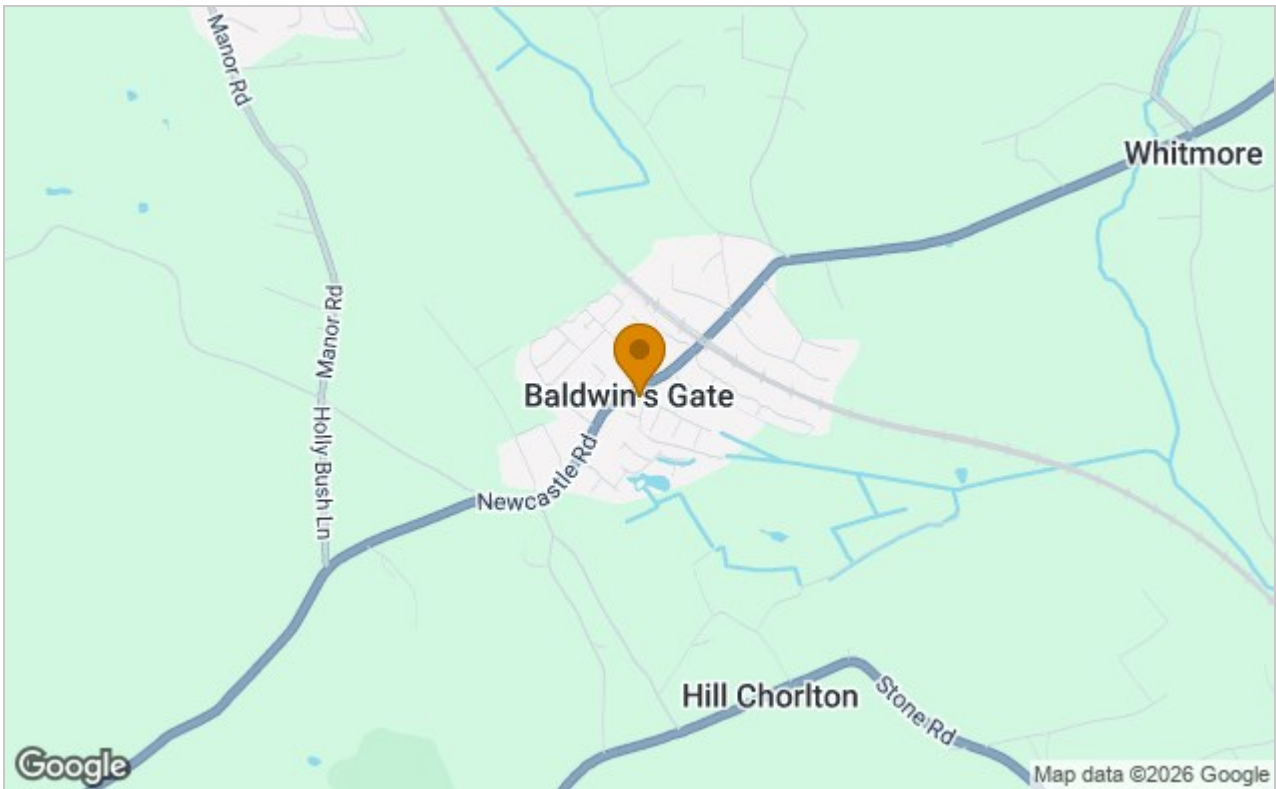
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Little Aston

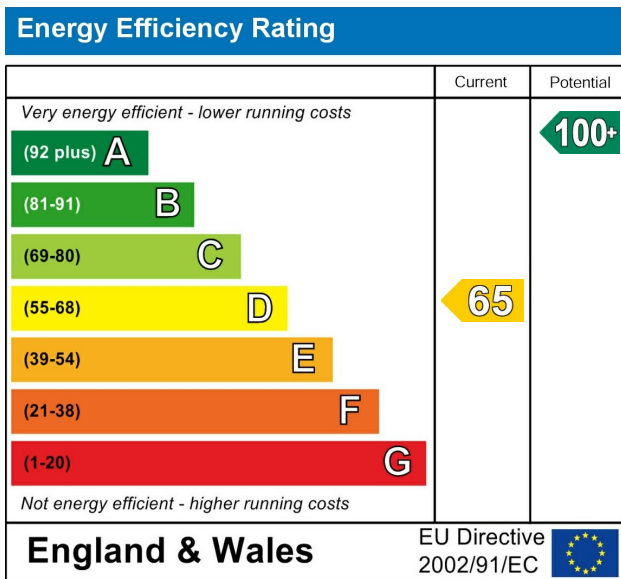
Sutton Coldfield

B74 4HY

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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