



95 Ridling Lane

Hyde



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

95 Ridling Lane

Hyde

SK14 1PF



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A very tidy one bedroom mid-terrace property ideally suitable for first time buyers or for landlords looking to extend their portfolio.

Guide Price

£110,000



Leek Office - 01538 383344



leek@buryandhilton.co.uk

Description:

For sale by Public Auction at 3.00pm on Monday 21st September 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH

* This traditional mid-terraced house is located in a well-established and popular area.

* The property itself is in need of modernisation and improvement, but has enormous potential for such works and as such could be of interest to speculators, investors or even first time buyers.

Accommodation

Entrance hall leading to Lounge (4.24m x 3.51m (13'10" x 11'6"))

Electric heater.

Living Kitchen 4.88m max x 3.81m max (16'0" max x 12'5" max)

Stainless steel sink unit and wall cupboard.

Bathroom

Bath, wash basin and WC.

Stairs to landing

Bedroom one 4.72m x 3.61m (15'5" x 11'10")

Bedroom two 2.92m x 2.34m (9'6" x 7'8")

Bedroom three 3.15m x 2.26m (10'4" x 7'4")

Bathroom Bath with shower over. W.c. Wash basin. Radiator. Airing cupboard housing central heating boiler.

Outside

Forecourt to the front.

Enclosed rear yard.

Services

All mains services (please note: gas supply is disconnected).

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. There are overhead power lines crossing the land where it is assumed the correct wayleaves are in place.

Fixtures & Fittings

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

Method of Sale

The property is offered by Public Auction at 3.00pm on Monday 21st September 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH

Vendors Solicitors

Martin Sissons, Taylor Emmet Solicitors, H1 and H2 Riverside Business Park, Bakewell, Derbyshire, DE45 1GS

Local Authority

Tameside Metropolitan Borough Council, Tameside One, PO Box 317, Ashton Under Lyne, OL6 0GS

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completions

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 42 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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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Bagshaws

Ashbourne 01335 342201

Bakewell 01629 812777

Uttoxeter 01889 562811

Bury & Hilton

Leek 01538 383344

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.

Agent's Notes

Bagshaws LLP 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. Bagshaws LLP 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.