



**Butters John Bee, Congleton**  
9 High Street, Congleton, CW12 1BN

01260 601030 local call rate



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## 2 bedroom detached house for sale

New Street, Biddulph Moor, Stoke-on-Trent

**£80,000**



## Property Description

### Key features

- Detached property
- Retail area, living accommodation and separate fla
- Sought after Biddulph Moor location
- Far reaching views
- In need of renovation and repair
- Development potential subject to P.P.

### Full description

A detached property in need of repair with a retail area on the ground floor, living accommodation on the first floor along with a separate storage space to the side. For Sale by Public Auction on Monday 19th January 2015 at 6.30 PM at The Best Western Moat House Hotel, Festival Park, Stoke-on-Trent

### 198 New Street - Commercial Premise -

**Shop/Showroom** - 10.16m x 4.28m (33'4" x 14'1") -

**Rear Office** - 6.65m x 2.67m (21'10" x 8'9") -

**Wc** -

**Inner Hallway** -

**Store Room 2.22M X 1.95M** -

**Rear Store** - 3.00m x 3.61m (9'10" x 11'10") -

**Store Room** - 2.99m x 3.00m (9'10" x 9'10") -

**Basement Store Room** -

**198B New Street - Residential Accommodation Above** -

**Landing** -

**Bedroom** - 5.10m x 2.78m (16'9" x 9'1") -

**Living Room** - 4.13m x 4.52m (13'7" x 14'10") -

**Dining Kitchen** - 3.45m x 2.59m (11'4" x 8'6") -

**Bathroom** - 3.82m x 1.50m (12'6" x 4'11") -

**Loft Store Room** - 4.46m x 1.99m (14'8" x 6'6") -

**194 New Street - Separate Flat** -

**Kitchen** - 3.47m x 2.10m (11'5" x 6'11") -

**Living Room** - 4.00m x 3.40m (13'1" x 11'2") -

**Bedroom** - 3.71m x 2.40m (12'2" x 7'10") -

**Shower Room** -

**196 New Street - Commercial Storage Space** -

**Room One** - 3.25m x 2.65m (10'8" x 8'8") -

**Room Two** - 3.25m x 2.49m (10'8" x 8'2") -

**Room Three** - 4.42m x 6.63m (14'6" x 21'9") -

**Council Tax & Rateable Value** - 194 New Street - Council Tax Band A

196/198 New Street - Rateable Value = £3,850

198b New Street - Council Tax Band A

**Common Auction Conditions** - This property is sold subject to our Common Auction Conditions (a copy is available on request).

**Buyers Administration Fee** - A buyers administration fee of £495 + VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

**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 our website [www.buttersjohnbee.com](http://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 vendors 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.

**Viewing Arrangements** - To view this lot, please contact the selling office.

**Internet, Telephone And Proxy Bidding** - Interested in this lot but cant attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email [auction@bjbmail.com](mailto:auction@bjbmail.com). Further details are available in the catalogue.

**Addendum** - Check the latest addendum at [buttersjohnbee.com](http://buttersjohnbee.com) for any alterations or changes to the catalogue.

**Guide Price** - An indication of the sellers 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

25/05/2015

2 bedroom detached house for sale in New Street, Biddulph Moor, Stoke-on-Trent, ST8

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.

**Reserve Price** - The sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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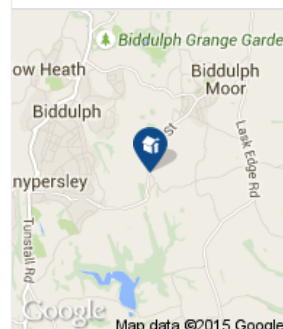
As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.

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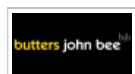
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#### Listing History

**Added on Rightmove:**  
09 December 2014



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#### Map & Street View

MAP VIEW

STREET VIEW

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Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location  
You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

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