

**113 NEW ROAD
NEWHALL
SWADLINCOTE
DE11 0TH**



FOR SALE BY PUBLIC AUCTION

AT

**The Lichfield Auction Centre (Richard Winterton Auctioneers)
Wood End Lane, Fradley Park, Lichfield, WS13 8NF**

ON

WEDNESDAY 16TH JUNE 2010

at 2.00pm

Guide Price £80,000.00 to 120,000.00

Subject to the Conditions of Sale which will not be read out on the day of the sale but may be inspected at the offices of the joint agents/auctioneers or the solicitors concerned on the five working days prior to the auction. All purchasers will be deemed to have knowledge of such conditions and the terms thereof and therefore will be deemed to bid on those terms whether they have inspected the conditions or not.



113 NEW ROAD, NEWHALL, SWADLINCOTE. DE11 0TH

Description

A detached property, formerly two cottages, which is in need of complete modernization and improvement and offers considerable scope to provide a substantial home (subject to any consents which may be required).

The existing accommodations includes

Ground Floor

Side entrance door to entrance lobby.

Utility Room 6'8" x 9'7" (2.0m x 2.9m)

Kitchen 11'2" x 9'7" (3.4m x 2.9m)

Living Room 12'2" x 21'8" (3.7m x 6.6m)

Rear entrance door to hall and reception room with stairs off to first floor 13'2" x 13'6" (4.0m x 4.1m)

Bathroom 7'8" x 6'8" (2.35m x 2m)

Living Room 13'1" x 12' (4m x 3.65m)

First Floor

Bedroom 13'1" x 12' (4m x 3.65m)

Bedroom 13'1" x 10'4" (4m x 3.15m)

Store cupboard

Bedroom 11' x 8'9" (3.35m x 2.65m)

Bedroom 10'2" x 12' (3.1m x 3.65m)

External

Garden area to the front and side (north east) elevation with brick and tile outbuildings 1.7m x 2.1m (external).

Tenure

Believed to be freehold, with vacant possession upon completion.

Council Tax

Believed to be in Council Tax Band D, but purchasers should check with the Local Authority

Completion/Money Laundering Regulations

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the gavel. Purchasers should note that proof of identification must be provided to comply with the Money Laundering Regulations 2003. Completion of the sale will occur 28 days from the date of auction unless stated otherwise at the Auction or as specified within the Contract of Sale.

A purchasers administration fee of £250.00 plus VAT is payable by the purchaser in addition to the purchase price, together with reimbursement for the cost of searches effected by the Vendors.

Local Authority

South Derbyshire District Council
Civic Offices
Swadlincote
Derbyshire
DE11 0AH

Telephone: 01283 595795

Vendors Solicitors

The Smith Partnership (Ref: Jodie Aston)
22 High Street
Swadlincote
Derbyshire
DE11 8HY

Tel: 01283 226444

Auctioneers

Hough & Co
Chartered Surveyors
22 Market Street
Lichfield
Staffordshire. WS13 6LH

Tel: 01543 414126

Fax: 01543 414761

E-mail: jim@houghandco.co.uk

General Conditions

The Auctioneer reserves the right to:

- a) On behalf of his clients, to sell any of the Lots prior to the Auction and prospective buyers should verify the availability of the Lot immediately prior to the Auction.
- b) Sell as a whole or in Lots.
- c) Amend the Lotting order.
- d) Withdraw the property prior to Auction.
- e) Determine the conduct of the Auction between competing bidders.
- f) Regulate the size of the bidding increments.
- g) Refuse bids.
- h) Bid on behalf of the Seller up to but not including the reserve price.

Responsibility to insure:

Prospective buyers should note that it is the buyer's responsibility to insure the property on the fall of the gavel.

Reserve Price

There will be a reserve price, however, the figure will be confidential and will be between the Auctioneer and the Vendors. If the Lot fails to reach the reserve price, the Auctioneer will state that the Lot has not been sold.

Viewing

Strictly by appointment with the Auctioneers.



Please contact this office 24 hours prior to the Auction to confirm that the lot you are interested in is still available.

NEW LEGISLATION

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents. Suitable identification should include either a current passport or new style driving licence with photo together with a utility bill for proof of address.

NOTICE

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. Any intending purchaser should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Gareth Holland or Hough & Co. has any authority to make or give any representation or warranty in relation to this property.

The Agent has not tested any of the services or installations to the property and so cannot verify that they are in working order. A buyer is advised to obtain verification from their Solicitor or Conveyancer.

References to the Tenure of the property are based on information supplied by the Vendor. Prospective purchasers should consult their own Solicitor for verification.