

FOR SALE BY PUBLIC AUCTION

Est. 1930  
**Whittaker  
& Biggs**



### PUDDY WELL HOUSE

**PUDDY LANE, STANLEY, STAFFORDSHIRE, ST9 9LU**

A rare and exciting opportunity to purchase a two bedroom detached dwelling sitting within a wooded plot extending to approximately 0.30 of an acre. The property is understood to be in need of substantial underpinning due to structural issues or perhaps offers the opportunity for the discerning purchaser to apply for planning consent to demolish the existing dwelling and rebuild. The property enjoys views towards a pond and the dam wall of Stanley Pool and offers flexible accommodation over three floors and although in need of internal modernisation offers an abundance of potential to create an idyllic home in this popular location.

In total extending to approximately 0.30 of an acre.

**Guide Price: £200,000 plus**

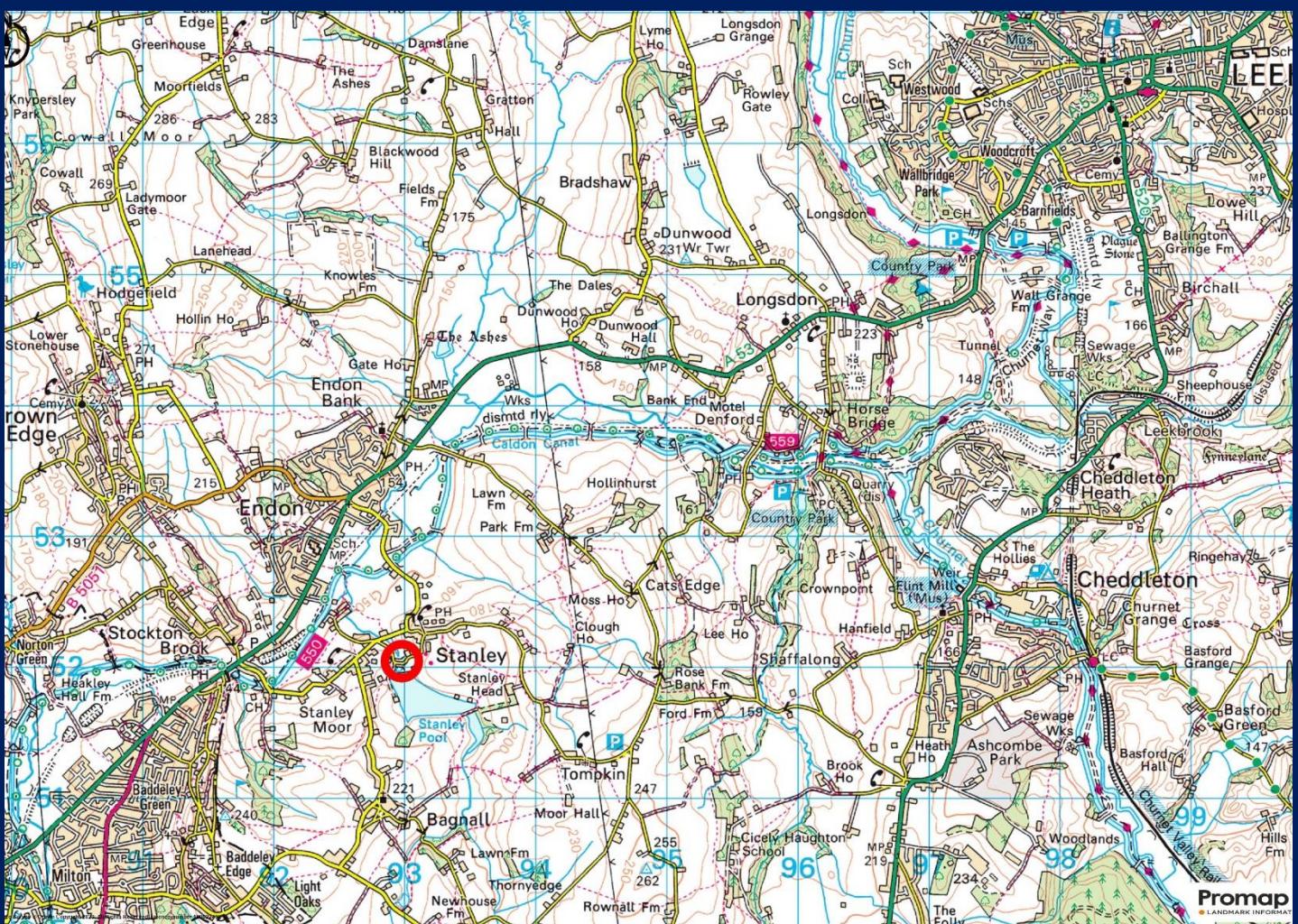
**To be sold by Public Auction on Thursday 17<sup>th</sup> August 2023 at 7:30pm**

**Venue - Heaton House Wedding Venue, Heaton, Rushton Spencer, Macclesfield, Cheshire, SK11 0RD**

01538 372 006

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)





## LOCATION

Stanley is a tranquil semi-rural village set within the heart of the Staffordshire Moorlands and close to the Peak District National Park, with commuting links to the historic market town of Leek (6 miles), over the border into the Cheshire towns of Congleton (11 miles) and Macclesfield (16 miles), The Potteries and the Motorway Network. Stoke Railway Station can be reached within approximately 15 minutes by car and the commute to London Euston is approximately 1 hour 30 minutes via rail and approximately 1 hour to either Birmingham or Manchester.

The village provides ease of access to the neighboring villages of Bagnall, Endon and Stockton Brook. Restaurants/public houses include Ego, Lockside at Greenway Hall, The Sportsman, The Travellers Rest, The Rose and Crown and The Stafford Arms. For the keen walker there are a number of public footpaths within the vicinity inclusive of a circular route from which to enjoy the views over Stanley Pool.

## DIRECTIONS

From our Derby Street Leek offices proceed out of the town on the A53, Newcastle Road. Pass through the village of Longsdon and upon reaching the village of Endon turn left after passing the Plough Inn Public House into Station Road. Follow this road passing over the hump back bridge and proceeding up the bank. Proceed straight ahead taking the second left into Puddy Lane, and follow this lane where the property is located on the left hand side identifiable by the Agents 'For Sale' Board.

**What3Words:** ///landlady.protects.sour

## VIEWINGS

Strictly by Appointment Only on Wednesdays 3pm – 5pm and Saturdays 3pm – 5pm, up to the date of the Auction. All viewings will be accompanied by a representative of Whittaker & Biggs. Please contact our Leek office on 01538 372006 or email [leek@whittakerandbiggs.co.uk](mailto:leek@whittakerandbiggs.co.uk) to book a time slot.

**PUDDY WELL HOUSE**  
**GUIDE PRICE - £200,000 PLUS**

The property is shown as edged red on the attached plan and the accommodation within the individually designed property comprises of an entrance reception hall with a vaulted ceiling and staircase to the galleried landing, views of the neighbouring pond can be seen via large picture windows. The kitchen consists of units to the base and eye level, five ring induction hob, one and a half stainless steel sink with drainer, space for a free standing fridge freezer, plus plumbing for both a washing machine and dishwasher. The 24.5ft living room / dining room includes two bay windows to the side elevation overlooking the gardens and countryside, feature open fireplace and spiral staircase to the lower ground floor.

The lower ground floor is currently utilised at a storage space but offers much potential to be developed into further living / bedroom accommodation. To the first floor are two spacious bedrooms and family bathroom suite comprising of both a panelled bath and shower cubicle low level WC and pedestal wash hand basin.

Externally the home is nestled on a substantial plot extending to approximately 0.30 of an acre, with grounds being predominantly to the front and side of the residence. Approached via a private tree lined driveway over a stone bridge leading to ample off road parking for multiple vehicles. Gardens are mainly laid to lawn with numerous stone patios, in addition to the wooded areas to the north which are either side of a stream that feeds the Caldon Canal.

An early inspection of this property is highly recommended to appreciate the size, location and potential on offer.

The property internally comprises of the following:

**Lower Ground Floor**

**Storage Room 24' 1" x 15' 3" (7.33m x 4.64m)**

Wood door and UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, radiator, spiral staircase to the ground floor, wall mounted Baxi combination boiler.

**Storage Room 9' 1" x 8' 1" (2.78m x 2.47m)**

**Storage Room 9' 10" x 4' 11" (3m x 1.5m)**

**Ground Floor**

**Living Room 14' 9" x 15' 7" (4.50m x 4.76m)**

Two UPVC double glazed bay windows to the side elevation, UPVC double glazed window to the rear elevation, two radiators, feature open fireplace, slate surround, wooden mantel, cornicing, ceiling rose.

**Kitchen 12' 7" x 7' 8" (3.84m x 2.34m)**

UPVC double glazed window to the front and side elevation, radiator, units to the base and eye level, five ring induction hob, extractor fan, one and a half sink with drainer, chrome mixer tap, plumbing for a washing machine, plumbing for a dishwasher, space for a free standing fridge freezer.



## **Entrance Hallway**

Wood door and UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, staircase to the first floor, two radiators.

## **First Floor**

### **Half Landing**

UPVC double glazed picture window to the rear elevation.

### **Landing**

UPVC double glazed window to the rear and both side elevations, two storage cupboard, loft access, two radiators.

### **Bedroom One 15' 11" x 11' 9" (4.86m x 3.59m)**

UPVC double glazed window to the side and rear elevation, radiator, fitted wardrobes.

### **Bedroom Two 8' 6" x 11' 2" (2.59m x 3.41m)**

UPVC double glazed window to the side elevation, radiator, fitted wardrobes.

## **Bathroom**

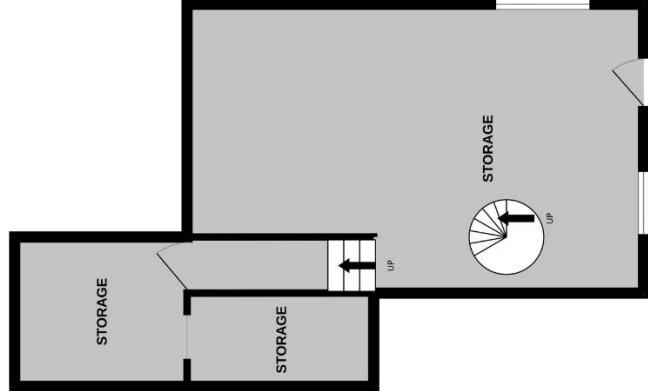
UPVC double glazed window to the side elevation, radiator, panelled bath, shower cubicle, low level WC, pedestal wash hand basin.

## **EXTERNALLY**

To the front, driveway, area laid to lawn, stone flagged patios, areas of woodland to the north either side of the stream.



## GROUND FLOOR



## 1ST FLOOR



## 2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## GENERAL INFORMATION

### SERVICES

Mains water, gas and electricity supplies are understood to be connected.

Mains foul water drainage

### COUNCIL TAX

The property is registered with Staffordshire Moorlands District Council as Council Tax Band 'D'.

### FIXTURES AND FITTINGS

Only those items referred to in the particulars are included in the sale.

### ENERGY PERFORMANCE RATING: F (36)

### LOCAL AUTHORITY

Staffordshire Moorlands District Council,  
Moorlands House,  
Stockwell Street,  
Leek,  
ST13 6HQ

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

The property is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

### TENURE AND POSSESSION

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

### SOLICITORS

Bowcock & Pursaill Solicitors  
54 St Edward St,  
Leek  
ST13 5DJ  
Contact: Mr Jim Hickey  
Tel: 01538 399199  
Email: [jh@bowcockpursaill.co.uk](mailto:jh@bowcockpursaill.co.uk)

### METHOD OF SALE

The property is to be offered for sale by Public Auction on Thursday 17<sup>th</sup> August at 7:30pm at **Heaton House Wedding Venue, Heaton, Rushton Spencer, Macclesfield, Cheshire, SK11 0RD**. The Sellers reserve the right to exclude any of the property shown, sell the property beforehand or to generally amend the particulars.

### ADDITIONAL INFORMATION CONTACT

Whittaker and Biggs  
45-49 Derby Street  
Leek  
Staffordshire  
ST13 6HU  
Tel: 01538 372006  
Email: [leek@whittakerandbiggs.co.uk](mailto:leek@whittakerandbiggs.co.uk)

### PARTICULARS

Particulars written July 2023  
Photographs taken January 2023.

## MONEY LAUNDERING REGULATIONS

All Prospective Buyers should be aware, that in order to be in a position to bid at the auction the selling agents must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations 2017. All parties considering bidding must either call into our Leek Office on Derby Street and provide photographic id, ie passport/driving licence and proof of address ie: council tax/utility bill or alternatively present identification to the Auctioneers one hour prior to the commencement time of the Auction at the Auction Venue.

## EXCHANGE OF CONTRACTS AND COMPLETION

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be nonreturnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents). It is anticipated that completion will take place within 28 days of the date of the auction.

## DEFINITIONS OF GUIDE PRICE AND RESERVE PRICE

**GUIDE PRICE:** An indication of the Seller's current minimum acceptable price at Auction. The guide price or range of guide prices is given to assist prospective Buyers 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 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 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 price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition below). Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

**RESERVE PRICE:** The Seller's 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 Auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

## SALES CONDITIONS AND CONTRACT

The Sales Conditions and Contract will be available for inspection at the Auctioneers' office and at the Solicitors during normal office hours in the 7 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

## IMPORTANT NOTICE

WHITTAKER & BIGGS for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of WHITTAKER & BIGGS has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by WHITTAKER & BIGGS or the Vendors or the Lessors of this property.
- (iii) the making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that he/she has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) the photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) where any reference is made to planning permissions or potential uses, such information is given by WHITTAKER & BIGGS in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) the Vendors reserve the right to amalgamate, withdraw or exclude any of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) the property is sold subject to reserve(s).
- (viii) WHITTAKER & BIGGS reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

