

**FOR SALE BY PUBLIC AUCTION – A DETACHED COTTAGE WITH
POTENTIAL FOR REDEVELOPMENT**

LOT 1

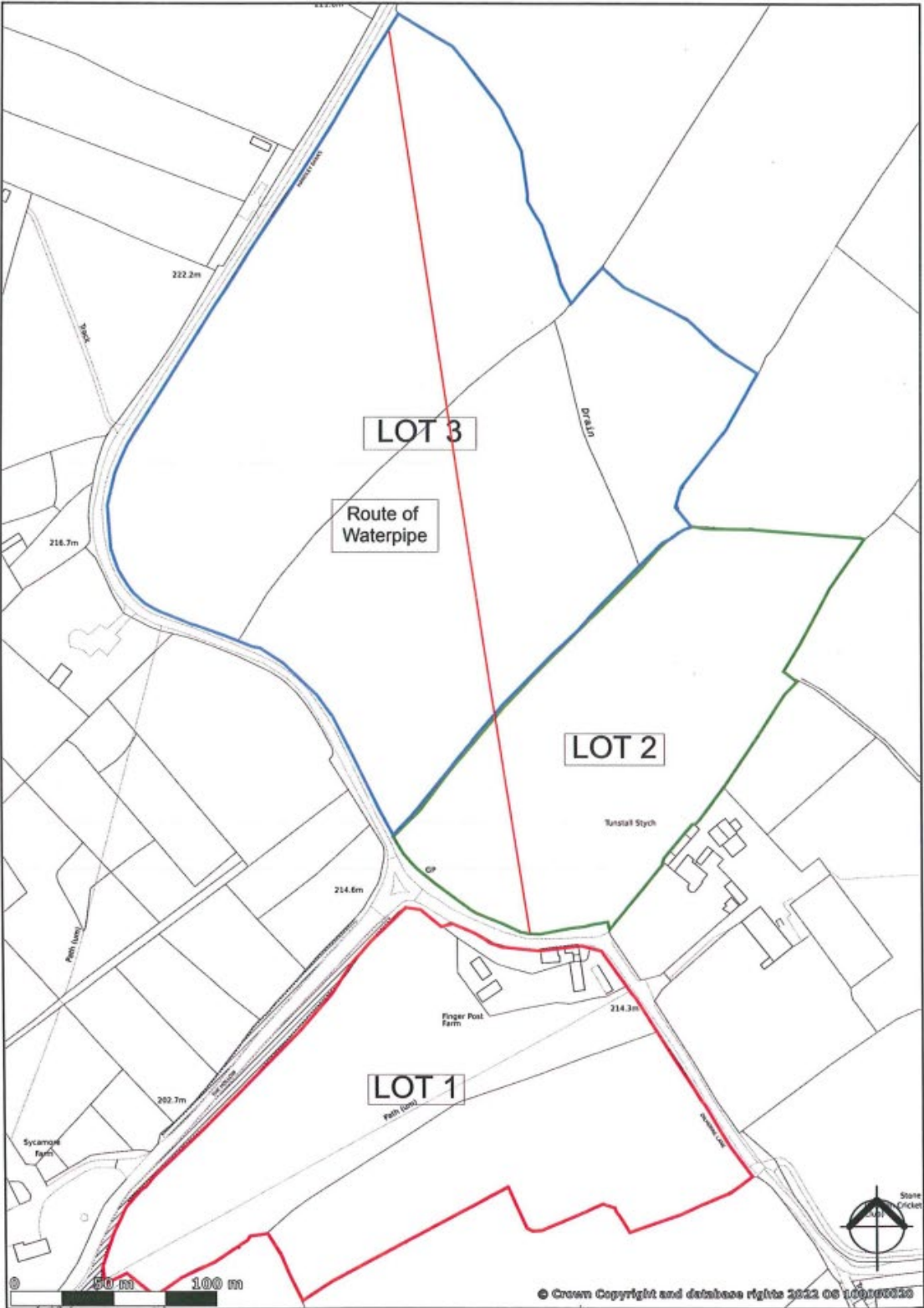
**FINGERPOST FARM, DILHORNE ROAD, CAVERSWALL,
STOKE-ON-TRENT, ST11 9EZ**



**FOR SALE BY PUBLIC AUCTION BY HINSON PARRY & COMPANY AND
AUSTERBERRY AS JOINT AUCTIONEERS ON THURSDAY 8TH SEPTEMBER 2022
AT 7.30PM AT THE STONE HOUSE HOTEL, STONE, STAFFORDSHIRE**

GUIDE PRICE £350,000

Fingerpost Farm, Dilhorne Road, Caverswall,
Stoke-on-Trent, ST11 9EZ



Description

A detached cottage requiring extensive modernisation and with the potential for redevelopment/extension subject to the appropriate planning consent being obtained. The property will be sold with an adjacent barn and outbuildings together 7.86 acres (3.18 hectares) of pastureland.

Directions

Leaving Caverswall by The Hollow, follow the road to the right into Dilhorne Lane, follow the road for a short distance and the property is situated on the right hand side on the first bend.

Accommodation

Sitting Room 3.65m x 3.63m Three UPVC double glazed windows, brick fireplace.



Living Room 3.05m x 2.77m UPVC double glazed window. Stairs to first floor.

Kitchen 3.71m x 2.41m



Vestibule UPVC double glazed window.

Bathroom 2.39m x 1.65m UPVC double glazed window, bath and wash hand basin.



First Floor Landing:-

Bedroom 1 3.65m x 3.60m UPVC double glazed window to front and rear.



Bedroom 2 4.01m X 2.41m UPVC double glazed window, low level w.c.

Outside

To the side of the property is a former loose box along with a further former shippon and Dutch Barn. To the rear are 2 fields of grass suitable for farm stock or horses.





Services

Main electricity is connected to the property and drainage is to a septic tank. Mains water is connected to the house from a meter on Handley Banks and through a private water pipe which passes through Lots 2 and 3 and under Dilhorne Road. An Easement will be granted for the purchasers of Lots 2 and 3 for this pipe. Any water troughs off the pipe will be disconnected prior to completion.

Council Tax

The property is believed to be within Council Tax Band C.

EPC

	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

Viewing

The property may be viewed strictly by appointment through the offices of Austerberry Tel 01782 594595.

Tenure

Freehold with vacant possession.

VENDORS SOLICITORS:-

Messrs Chesworths (Ian Ashley – acting)
37 Trentham Road,
Longton
Stoke-on-Trent
Staffordshire
ST3 4DQ

Tel: 01782 599992

Email: ianashley@chesworths.co.uk

PROOF OF IDENTITY: The successful bidder will be required at the end of the Auction to produce formal proofs of identity, being either a driving licence or passport and a utility bill.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the Auctioneers and at the Vendor's Solicitors five days prior to the sale and will not be read at the sale. Both the Auctioneer and the Vendor's Solicitors will be in the Saleroom 30 minutes prior to the commencement of the Auction to deal with any matter arising from either the Conditions of Sale or from the Sale Particulars relating to the property generally. At the time appointed, the Sale will commence and thereafter no further query will be dealt with, and the purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied himself upon all matters contained or referred to there.

An administration charge of £250 (plus VAT) will be payable by the purchaser of each Lot to the Auctioneers on the fall of the hammer.

PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser 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. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.