


**Austerberry™**  
**Auctions**

*The Best Move You'll Make* 

# Auction Catalogue

Thursday 9th September 2010 7.30pm  
The Ramada Hotel, Clayton,  
Newcastle-under-Lyme

# About Us

The name Austerberry has been associated with property sales, letting and management for over 40 years. We are a local firm who successfully sell, let and manage hundreds of properties throughout the city and surrounding areas from Tunstall in the north to Longton in the south.


















We offer a professional auction service to our clients throughout Stoke-on-Trent and North Staffordshire. We provide a personal, tailor-made service by holding auctions on a regular basis throughout the year.

Sale by auction may well enable the best possible price for a property to be realised within a defined timescale and if handled correctly, it can be the most effective method of sale. By bringing together prospective purchasers, auction sale ensures that the property being sold achieves the best price possible whilst reducing the risk of a sale falling through in challenging market conditions

For details of auction dates later in the year and advice on selling a property by auction, Clive Austerberry and Jack Edge can be contacted on 01782 594595.



## Previous Sale Results- 15th July 2010

|   |   |                      |
|---|---|----------------------|
|  | Lot 1 - 43 Dorcas Drive, Blurton                | <b>SOLD £53,500</b>  |
|  | Lot 2 - 27 Cavendish Street, Etruria            | <b>SOLD PRIOR</b>    |
|  | Lot 3 - 19 Minshall Street, Fenton              | <b>SOLD PRIOR</b>    |
|  | Lot 4 - 46 Ash Bank Road, Bucknall              | <b>SOLD £115,000</b> |
|  | Lot 5 - 48 Rutland Street, Cobridge             | <b>SOLD £30,000</b>  |
|  | Lot 6 - 19 Newbury Grove, Blurton               | <b>SOLD £50,000</b>  |
|  | Lot 7 - 10 Colin Crescent, Weston Coyney        | <b>SOLD PRIOR</b>    |
|  | Lot 8 - 32 Eagle Street, Hanley                 | POSTPONED            |
|  | Lot 9 - 10 Forster Street, Tunstall             | UNSOLD               |
|  | Lot 10 - Slate Cottage, Linley Lane             | UNSOLD               |
|  | Lot 11 - 28 Wolstern Road, Adderley Green       | POSTPONED            |
|  | Lot 12 - 5 Holyhead Crescent, Weston Coyney     | <b>SOLD £111,000</b> |
|  | Lot 13 - 84 Goldenhill Road, Fenton             | <b>SOLD AFTER</b>    |
|  | Lot 14 - 63a Mount Street, Northwood            | UNSOLD               |
|  | Lot 15 - 297 Beaconsfield Drive, Blurton        | <b>SOLD PRIOR</b>    |
|  | Lot 16 - Land at Wereton Road                   | UNSOLD               |
|  | Lot 17 - Junction House, Station Road, Stafford | UNSOLD               |

## Our Partners

All types of property are catered for at our sales. We have joined forces with other well respected and high profile estate agents throughout the area to offer a first class auction facility on a regular basis. These include:-

### Hinson Parry

Leaders in the field of country properties including houses, agricultural smallholdings, farms and land, Hinson Parry have offices in both Newcastle-under-Lyme and Eccleshall.

**Tel:** 01782 714333 (Newcastle)  
01785 850866 (Eccleshall)



### Keates Hulme

Focusing particularly on commercial and investment property, Keates Hulme are based in Stoke.

**Tel:** 01782 413580

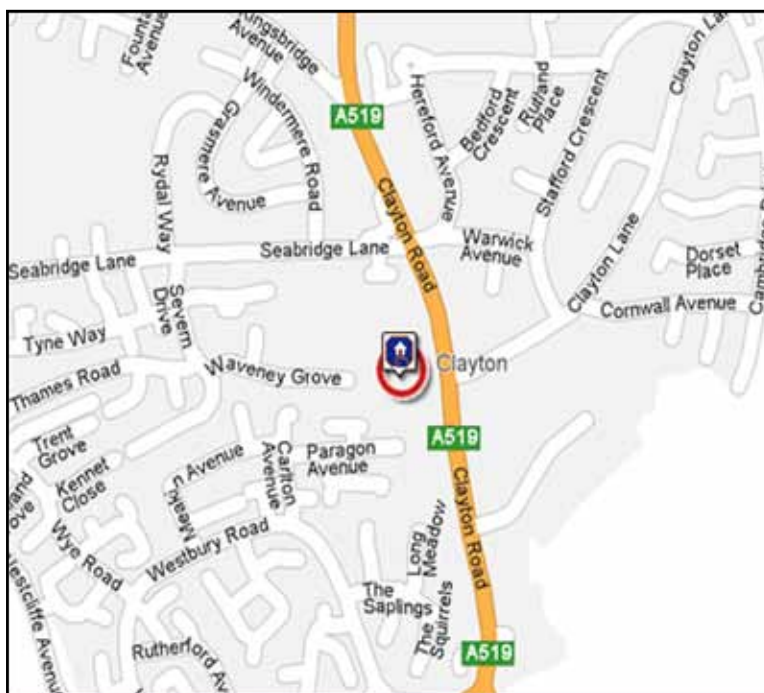


## Sale Room Directions

Ramada Newcastle-under-Lyme  
Clayton Road  
Newcastle-under-Lyme  
Staffordshire  
ST5 4AF

Tel: 01782 613093  
Fax: 01782 711896

**LOCATION:** The Ramada Hotel is located just off J15 of the M6. After leaving the M6, turn left at the roundabout onto the A519, Clayton Road. The Hotel is situated on the left hand side after the Nuffield Hospital.



## Guide Price

If the property is being marketed with a guide price, this must not be relied upon as a valuation or assessment of value of the property. Guide prices are subject to change and you should make regular checks for changes. Eventual sale prices may be above or below the guide price dependent upon competition so you should not presume the guide price will be indicative of the full expected sale price.

## Viewings

We would strongly recommend you view the property yourself as soon as possible. All viewings are by prior confirmed appointment with the Agent entering the lot into the sale. If the property is tenanted, viewings will be at the courtesy of the tenants and at times convenient to them. Tenants will be under instructions not to permit unauthorised viewings and interested parties are asked to respect their privacy.

## Financial Arrangements

If you are successful in buying a property at auction, you will be expected to complete the purchase in a short timescale (usually 28 days), so it is imperative you have your financial arrangements in place prior to bidding at auction. If you need a mortgage make sure that your bank or building society know the auction date and that the matter is urgent. We can put you in touch with an independent mortgage adviser with pleasure.

## Legal Pack

The legal documentation supplied for the property which will include the Contract, Energy Performance Certificate and any additional Searches, Special Conditions of Sale, Leases, Plans, Planning Permissions or Title Details will be available for inspection at either the office of the Agent entering the lot into the sale or the office of the Vendor's Solicitor no later than 7 days prior to the auction date. It will be assumed you have full knowledge of these documents and we would recommend that you get your solicitor to inspect these documents on your behalf. If you haven't got a solicitor, we will be happy to make a recommendation.

## Matters affecting the Property

It will be assumed you are fully aware of all matters affecting the subject property, including its specification, condition, planning permissions, outgoings and its title. It is important to consult professional advisers on any matters of uncertainty or concern. If you wish to instruct an independent survey or valuation or make any other enquiries make sure you do so in plenty of time.

## Offers

If you are really interested, we would suggest you make an offer on the property prior to auction. Please note offers will only be considered once the property has been inspected. Some Sellers will be happy to sell prior to auction - so long as you are in a position to sign a legally binding contract.

## Proxy Bidding

If you are unable to attend the auction sale and would like someone to bid on your behalf, please notify us in advance.

## Announcements

At the commencement of the auction sale the Auctioneer may make some formal announcements. These should be carefully listened to as they can be relied upon as statements of fact and binding on the parties.

# Information for Bidders

## Bidders Registration

We recommend you arrive at least 30 minutes prior to the start of the sale in order to give yourself plenty of time to be registered as a bidder. At the Registration Desk, a Bidders Registration Form will be completed where you will need to provide your full name and address, details of your solicitor and confirmation of your method of payment for the deposit. You will need to provide proof of identification and evidence of your address, usually in the form of a passport and utility bill or driving licence. Registration takes place outside the sale room and upon registration, you will be issued with a bidding number.

## Bidding

Raise your number or hand to catch the auctioneer's eye when you wish to bid on a lot. You are advised not to bid if you are unsure, you have no deposit with you, you have not been registered as a bidder, you have not viewed the lot or you have not checked the legal pack.

## Purchase

The bidding is terminated by the fall of the auction gavel and at that point a contract is made between the buyer and the seller. You will need to show your bidding number and will then be accompanied to the seller's solicitor or representative who will be present in the room. The legal contract to purchase must be signed before leaving the auction room and you will need to hand over a banker's draft or personal cheque for a minimum of 10% of the purchase price. Please note cash deposits will not be accepted due to money laundering regulations.

## Completion

Completion usually takes place 28 days after the auction date, unless stated in the Conditions of Sale to the contrary or by subsequent agreement between the parties. On completion the balance of the purchase price is payable.

## Money Laundering Regulations

In order to conform with the Money Laundering Regulations 2003, all prospective buyers must provide proof of identity at the time that they register to bid immediately prior to the auction. Each purchaser must bring one document from each of the two lists below:-

### Personal Identification

- A current signed Passport
- A current UK Driving Licence

### Evidence of Address

- A public utility bill issued within the last three months
- A local authority tax bill
- Bank, building society or credit union statement containing current address
- The most recent original mortgage statement
- Current UK Driving Licence (if not used as an identity document)

If you are bidding as an Agent on behalf of a buyer, proof of identity will be required for both yourself and the buyer together with a valid letter of authority from the buyer authorising you to bid on their behalf. If a bidder is acting on behalf of a Limited Company similar documents will still be required, together with written authority from the Company itself.

**WARNING – YOUR REGISTRATION WILL NOT BE ACCEPTED AND YOU WILL BE UNABLE TO BID IN THE AUCTION UNLESS ADEQUATE IDENTITY DETAILS AND EVIDENCE OF ADDRESS ARE PROVIDED.**

# Lots Entered For Sale

**THURSDAY 9TH SEPTEMBER 2010**

| <b>LOT NO.</b> | <b>LOT</b>                          | <b>GUIDE PRICE</b> | <b>PAGE</b> |
|----------------|-------------------------------------|--------------------|-------------|
| 1              | The Old School, Butterton           | £120,000-£130,000  | 7           |
| 2              | 65 Lennox Road, Normacot            | £40,000            | 7           |
| 3              | 180 Clanway Street, Tunstall        | £60,000            | 8           |
| 4              | 10 Parkhead Crescent, Weston Coyney | £65,000            | 8           |
| 5              | 32 Eagle Street, Hanley             | £45,000            | 9           |
| 6              | 36 Louise Drive, Blurton            | £60,000            | 9           |
| 7              | 37 Seaford Street, Shelton          | £80,000            | 10          |
| 8              | 27 Oxford Street, Penkhull          | £45,000            | 10          |
| 9              | 45 Hartwell Road, Meir              | £45,000            | 11          |
| 10             | Land of School Lane, Cookshill      | £40,000-£60,000    | 11          |
| 11             | 20 Kingsnorth Place, Meir Park      | £95,000            | 12          |
| 12             | 10 Forster Street, Tunstall         | £35,000            | 12          |
| 13             | 32 Beckett Avenue, Meir             | £40,000            | 13          |
| 14             | 83 Seymour Street, Hanley           | £25,000            | 13          |
| 15             | 28 Wolstern Road, Adderley Green    | £40,000            | 14          |
| 16             | 3 Tutbury Grove, Meir Hay           | £70,000            | 14          |
| 17             | 183 Brookwood Drive, Meir           | £40,000            | 15          |
| 18             | Red Heath Plantation, Keele         | £30,000-£50,000    | 15          |

## Lot 1

### **THE OLD SCHOOL, BUTTERTON, NEWCASTLE-UNDER-LYME, ST5 4EB** GUIDE PRICE: **£120,000-£130,000**

#### **A Semi-Detached Former School House**

##### **Description**

This property lies at the heart of the popular village of Butterton. It provides well appointed single-bedroomed accommodation on the ground floor with a loft conversion to add a lounge and bedroom landing/study on the first floor. The property is in need of some repair work and has excellent potential for further improvement.

##### **Lot Entered By**

Hinson Parry, 5 King Street, Newcastle-under-Lyme, ST5 1EN. Tel: 01782 713444

##### **Viewings**

By Appointment with Hinson Parry

##### **Vendor Solicitor**

Beswicks Solicitors, Lakeside House, Festival Way, Festival Park, Stoke-on-Trent. Tel: 01782 205000



## Lot 2

### **65 LENNOX ROAD, NORMACOT, STOKE-ON-TRENT, ST3 4JU**

GUIDE PRICE: **£40,000**

#### **A Two Bedroom Terraced House**

##### **Description**

This house has two bedrooms and two reception rooms together with a ground floor bathroom. It will benefit from modernisation and improvement and is likely to appeal to builders and investors.

##### **Lot Entered By**

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

##### **Viewings**

By Appointment with Austerberry

##### **Vendor Solicitor**

Mr A Whitmore, Clyde Chappell & Botham, 97-99 Weston Road, Meir, Stoke-on-Trent, ST3 6AJ Tel 01782 599577



**180 CLANWAY STREET, TUNSTALL,  
STOKE-ON-TRENT, ST6 5UJ**

**GUIDE PRICE: £60,000**

**A Two Bedroom Semi-Detached House**

**Description**

Although requiring modernisation, this property has great potential. The accommodation comprises an entrance hall, lounge, cloaks/wc and dining kitchen to the ground floor and there are two bedrooms and a bathroom on the first floor. Outside there are front and rear gardens and gated parking to the side.

**Lot Entered By**

Austerberry, 15 Tower Square, Tunstall, Stoke-on-Trent, ST6 5AB. Tel: 01782 828750

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Ms R Howle, Beswicks Solicitors, Lakeside House, Festival Way, Festival Park, Stoke-on-Trent. Tel: 01782 205000



**10 PARKHEAD CRESCENT, WESTON COYNEY,  
STOKE-ON-TRENT, ST3 6EN**

**GUIDE PRICE: £65,000**

**A Two Bedroom Semi-Detached Bungalow**

**Description**

Very extensive modernisation and improvement of this bungalow has already taken place. It is in delightful decorative condition, has a large conservatory to the rear, two bedrooms, double glazing and gas central heating from a combi boiler. There is off road parking to the front.

**Lot Entered By**

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Mrs J Mayer, Chesworths, 80 Weston Road, Meir, Stoke-on-Trent, ST3 6RU Tel: 01782 599993



**32 EAGLE STREET, HANLEY,  
STOKE-ON-TRENT, ST1 3PE****GUIDE PRICE: £45,000****A Two Bedroom Terraced House****Description**

The original bay window at the front of this terraced type house gives it a distinctive appearance. The house has a gas central heating system from a combi boiler and some Upvc double glazing but it is in need of complete modernisation.

**Lot Entered By**

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Mr A Whitmore, Clyde Chappell & Botham, 97-99 Weston Road, Meir, Stoke-on-Trent, ST3 6AJ Tel 01782 599577

**36 LOUISE DRIVE, BLURTON,  
STOKE-ON-TRENT, ST3 2DT****GUIDE PRICE: £60,000****A Three Bedroom Semi-Detached House****Description**

General updating of this house will be beneficial but it does have the benefit of gas central heating and off road parking. The gardens to both the front and rear are neat and attractive and there is open space beyond the end of the rear garden.

**Lot Entered By**

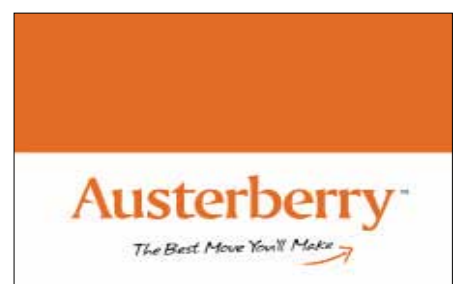
Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Mr T Bailey, Bailey Wain & Curzon, Springfield House, Baker Street, Fenton, Stoke-on-Trent, ST4 3AF  
Tel: 01782 847934



**37 SEAFORD STREET, SHELTON,  
STOKE-ON-TRENT, ST4 2EU**

**GUIDE PRICE: £80,000**

**Commercial Premises**

**Description**

Commercial premises for sale in Shelton suitable for conversion to residential use, subject to planning. The property comprises a reception area, office, kitchen, wc and covered storage area to the ground floor with an office and three store rooms to the first floor. The property is part central heated.

**Lot Entered By**

Keates Hulme, 84 Church Street, Stoke-on-Trent, ST4 1BS Tel: 01782 413580

**Viewings**

By Appointment with Keates Hulme

**Vendor Solicitor**

TO BE ADVISED



**27 OXFORD STREET, PENKHULL,  
STOKE-ON-TRENT, ST4 7EG**

**GUIDE PRICE: £45,000**

**A Two Bedroom Town House**

**Description**

Builders and buy-to-let investors will appreciate the potential of this house. It has the benefit of two bedrooms, two reception rooms and a ground floor bathroom as well as Upvc double glazed windows. However, the house does require extensive general updating.

**Lot Entered By**

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Mr A Whitmore, Clyde Chappell & Botham, 97-99 Weston Road, Meir, Stoke-on-Trent, ST3 6AJ Tel 01782 599577



**45 HARTWELL ROAD, MEIR,  
STOKE-ON-TRENT, ST3 7BD**

**GUIDE PRICE: £45,000**

**A Two Bedroom Semi-Detached House**

**Description**

General modernisation of this house is required but it does have the benefit of Upvc double glazed windows. The property has a first floor bathroom and overlooks a pleasant green.

**Lot Entered By**

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Mr A Whitmore, Clyde Chappell & Botham, 97-99 Weston Road, Meir, Stoke-on-Trent, ST3 6AJ Tel 01782 599577



**LAND OFF SCHOOL LANE, COOKSHILL,  
STOKE-ON-TRENT**

**GUIDE PRICE: £40,000-£60,000**

**29 Acres of Agricultural Land**

**Description**

An area of agricultural land in a single block extending to 29 acres or thereabouts. The land has and been actively farmed in recent years but appears basically sound and capable of being returned to productive fields or paddocks.

**Lot Entered By**

Hinson Parry, 5 King Street, Newcastle-under-Lyme, ST5 1EN. Tel: 01782 713444

**Viewings**

The land may be viewed at any time during daylight hours.

**Vendor Solicitor**

Grindeys, Christchurch House, Christchurch Way, Stone, ST15 8BZ Tel: 01785 810780



**20 KINGSNORTH PLACE, MEIR PARK,  
STOKE-ON-TRENT, ST3 7ST**

**GUIDE PRICE: £95,000**

**A Two Bedroom Detached Bungalow**

**Description**

There are unobstructed views across landscaped open space from the front of this bungalow which is tucked away at the head of a cul-de-sac. The property features two bedrooms, a large well fitted kitchen, a Upvc conservatory, gas central heating and Upvc double glazing.

**Lot Entered By**

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Mr A Whitmore, Clyde Chappell & Botham, 97-99 Weston Road, Meir, Stoke-on-Trent, ST3 6AJ Tel 01782 599577



**10 FORSTER STREET, TUNSTALL,  
STOKE-ON-TRENT, ST6 5AQ**

**GUIDE PRICE: £35,000**

**A Three Bedroom Terraced House**

**Description**

Located at the heart of Tunstall town centre and convenient for local amenities. The accommodation benefits from UPVC double glazing and comprises an entrance hall, access to a cellar, three reception rooms and kitchen on the ground floor. There are three bedrooms and a bathroom on the first floor and outside there is a rear yard.

**Lot Entered By**

Austerberry, 15 Tower Square, Tunstall, Stoke-on-Trent, ST6 5AB. Tel: 01782 828750

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Ms R Howle, Beswicks Solicitors, Lakeside House, Festival Way, Festival Park, Stoke-on-Trent. Tel: 01782 205000



## 32 BECKETT AVENUE, MEIR, STOKE-ON-TRENT, ST3 6EB

**GUIDE PRICE: £40,000**

### A Two Bedroom Semi-Detached House

#### Description

This ex-local authority semi-detached house has two bedrooms at present but does perhaps offer the opportunity to split the main bedroom to turn it into a three bedroom house if required. It has the benefit of Upvc double glazing and gas central heating but is in need of complete modernisation and refurbishment.

#### Lot Entered By

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

#### Viewings

By Appointment with Austerberry

#### Vendor Solicitor

Mr A Whitmore, Clyde Chappell & Botham, 97-99 Weston Road, Meir, Stoke-on-Trent, ST3 6AJ Tel 01782 599577



## 83 SEYMOUR STREET, HANLEY, STOKE-ON-TRENT, ST1 3NX

**GUIDE PRICE: £25,000**

### A Two Bedroom Terraced House

#### Description

This forecourted mid terraced property requires complete refurbishment and is located on the outskirts of Hanley centre off Bucknall New Road with regeneration nearby. Briefly includes; a lounge, dining kitchen, two bedrooms and a first floor bathroom. There is a gas central heating system and some rooms benefit from UPVc double glazing.

#### Lot Entered By

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

#### Viewings

By Appointment with Austerberry

#### Vendor Solicitor

Mr A Curzon, Bailey Wain & Curzon, Springfield House, Baker Street, Fenton, Stoke-on-Trent, ST4 3AF  
Tel: 01782 847934



**28 WOLSTERN ROAD, ADDERLEY GREEN,  
STOKE-ON-TRENT, ST3 5BU**

**GUIDE PRICE: £40,000**

**A Two Bedroom Terraced House**

**Description**

This terraced type house has a distinctive appearance, is in a better than average location and has the benefit of a garage as well as gas central heating and some Upvc double glazing. On the other hand, the property is in need of complete modernisation and will be of particular interest to builders and developers.

**Lot Entered By**

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Mr A Whitmore, Clyde Chappell & Botham, 97-99 Weston Road, Meir, Stoke-on-Trent, ST3 6AJ Tel 01782 599577



**3 TUTBURY GROVE, MEIR HAY,  
STOKE-ON-TRENT, ST3 1TR**

**GUIDE PRICE: £70,000**

**A Two Bedroom Semi-Detached Bungalow**

**Description**

This well presented semi detached bungalow is situated in a small cul de sac and benefits from a combination gas central heating system and Upvc double glazing. The accommodation briefly comprises: entrance hall, lounge/dining room, fitted kitchen, internal hall, two bedrooms and a bathroom. Externally there are low maintenance gardens and a driveway.

**Lot Entered By**

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Mr A Whitmore, Clyde Chappell & Botham, 97-99 Weston Road, Meir, Stoke-on-Trent, ST3 6AJ Tel 01782 599577



**183 BROOKWOOD DRIVE, MEIR,  
STOKE ON TRENT, ST3 6JT**

**GUIDE PRICE: £40,000**

**A Two Bedroom Semi-Detached House**

**Description**

Two double bedrooms (and a front bedroom which could possibly be split to make a three bedroom house) together with Upvc double glazing and gardens to front and rear are all notable features of this property. A bus route runs along Brookwood Drive and the house has tremendous potential but will benefit from some updating.



**Lot Entered By**

Austerberry, 4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU. Tel: 01782 594595

**Viewings**

By Appointment with Austerberry

**Vendor Solicitor**

Mr A Whitmore, Clyde Chappell & Botham, 97-99 Weston Road, Meir, Stoke-on-Trent, ST3 6AJ Tel 01782 599577



**RED HEATH PLANTATION, OFF PEPPER STREET,  
KEELE, NEWCASTLE UNDER LYME**

**GUIDE PRICE: £30,000-£50,000**

**13.73 Acres of Mature Woodland**

**Description**

A block of mixed mature hardwood trees, comprising mainly Beech, Sycamore and Elm with some Oak, Ash and Sweet Chestnut. The plantation formerly comprised part of the Keele Estate and was sold from that ownership in 1951.



**Lot Entered By**

Hinson Parry, 5 King Street, Newcastle-under-Lyme, ST5 1EN. Tel: 01782 713444

**Viewings**


The land may be viewed at any time during daylight hours.

**Vendor Solicitor**

Grindeys, Christchurch House, Christchurch Way, Stone, ST15 8BZ Tel: 01785 810780



# Austerberry™ Auctions

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4 Edensor Road  
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**Web:** [www.austerberry.co.uk](http://www.austerberry.co.uk)

