

10 bed manor house to buy in

Acresford Road, Overseal, Swadlincote, Derbyshire, DE12 6HX

£770,000 Starting Bid

x 10 x 7 x 4

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate 'exchange of contracts' available
- Built in 1760 by Joseph Wilkes Grade II Listed
- Sweeping curved staircase, original mahogany doors and ornate marble fireplace

Key Information

- Council Tax: Band A
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
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Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property

immediately once their bid/offer has been accepted. Ultimately a transparent process which

provides speed, security and certainty for all parties.

Set on Acresford Road in Overseal, Overseale House is a substantial late 18th-century residence designed and built in1760 by local entrepreneur Joseph Wilkes, using materials from his own brickyard. Originally comprising four separate houses, the property was later combined into one residence. Its red-brick frontage features stone detailing, a central pediment, tall sash windows and arched entrances.

Inside, the sweeping curved staircase, original mahogany doors and ornate marble fireplace are among the house's most distinctive features. The dining room has three tall sash windows, decorative cornicing and an arched alcove. A separate reception room has a broad curved bay with sash windows, exposed floorboards and decorative plasterwork. A coloured-glass fanlight and matching side panels add further period detail to one of the entrances.

The accommodation spans four levels, including a substantial basement. Bedrooms are arranged across the ground floor and split level upper floors, with feature fireplaces in several rooms. The property has multiple bathrooms and shower rooms, including a bathroom with twin basins, a large bath and a separate shower.

To the front, a broad gravel courtyard provides off-road parking behind a curved brick wall. Extensive grounds stretch out behind the house, with open lawns, mature trees and established planting. There is scope to update parts of the accommodation while retaining the architectural details that give Overseale House its character.

*Buyers Note: Property is a listed site.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The

Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with

the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied

by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

These prices are subject to change.prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains

details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc

VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £770,000

Property Type: Manor House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Acresford Road, Overseal, Swadlincote, Derbyshire, DE12 6HX

Contact your local branch today for more information on this property:

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