



# Rudyard Memorial Institute

Rudyard, Lake Road



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## Rudyard Memorial Institute

Lake Road  
Rudyard, Staffordshire  
ST13 8RN

The site on which the Memorial Institute is located is in a most attractive position in the highly sought after village of Rudyard. The village is a popular tourist attraction being close to Rudyard Lake and its associate amenities.

The Institute itself is in extremely poor condition, but the site on which it is located extends to just under half an acre and adjoins residential properties, as such it is felt the site has considerable potential for residential development, subject to the necessary planning consents.

The site extends to approximately 0.478 acres (1938 square metres) and has a frontage onto Lake Road of approximately 106 feet.



**For sale by auction (Unless previously sold by private treaty)**  
**3pm on 27th March 2023**  
**Agricultural Business Centre, Bakewell, DE45 1AH**

**Auction Guide Price: £200,000**



0



0



0



N/A



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1978





# General Information



## Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

## Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

## Viewing

At any reasonable time.

PLEASE NOTE - THE BUILDING IS CONSIDERED TO BE IN A DANGEROUS CONDITION AND NO ACCESS CAN BE ALLOWED INTO THE BUILDING ITSELF. ALL VIEWINGS ARE CARRIED OUT AT THE VIEWER'S OWN RISK.

## Method of Sale

The property is offered by Public Auction at 3.00pm, Monday 27th March 2023 at The Agricultural Business Centre, Bakewell, DE45 1AH.

## Deposits & Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. VAT). Please contact the auctioneers for further details.

## Conditions of Sale

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

## Money Laundering Regulations

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

## Pleases Note

A clause will be inserted into the contract documentation to the effect that if the building is demolished to facilitate redevelopment, the memorial stones which are part of the construction of the property must be preserved and returned to The Trustees.

Bury & Hilton Limited for themselves and for the vendor or lessor of this property whose agent they are, give notice that:

1. These particulars do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of Bury & Hilton Limited or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars;
5. The vendor or lessor does not make or give neither Bury & Hilton Limited nor any person in their employment has any authority to make or give, any representation's or warranty whatsoever in relation to this property.
6. Bury & Hilton Ltd operates a Complaints Handling Procedure, a copy of which is available from our Head Office, 6 Market Street, Leek, Staffordshire, ST13 6HZ.







**BURY & HILTON**  
EST. 1983

6 Market Street, Leek, Staffordshire, ST13 6HZ

**T:** 01538 383344

**E:** info@buryandhilton.co.uk

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

**Part of the Bagshaws Partnership**



**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

arla | propertymark



onTheMarket.com

rightmove

Zoopla

arla | propertymark