

butters john bee^{bjb}

land & new homes



East View, Windy Arbour Lane, Little Saredon, WV10 7LL

Guide Price £140,000

2 Bed Semi Detached Former Farm House

Sizeable garden and off road parking.

For Sale By Auction at 6.30 pm on Monday 14th September 2026

at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ

Contact the Auction Team to Register. 01782 211180. auction@bjbmail.com



Description

An excellent opportunity to acquire a two-bedroom semi-detached property offering fantastic potential for modernisation and improvement.

The property provides well-proportioned accommodation and represents an exciting opportunity for purchasers looking to create a home to their own taste and specification. The property offers considerable scope to add value and would make an ideal purchase for owner-occupiers, investors or developers alike.

The accommodation comprises an entrance hall, living room, kitchen, two bedrooms and bathroom, with the property also benefiting from a sizeable garden and off street parking.

A larger parcel of land directly adjoining the property is also being offered for sale separately, presenting purchasers with the opportunity to acquire the house alongside the additional land.

With its traditional semi-detached layout and wealth of potential, this is a superb opportunity to transform the property into an attractive modern home.

Location

The property is situated on Windy Arbour Lane in the rural hamlet of Little Saredon, enjoying a semi-rural setting while remaining conveniently positioned for access to the surrounding towns and wider road network.

The nearby villages of Shareshill and Great Wyrley provide a range of everyday amenities, while a more comprehensive selection of shops, supermarkets and services can be found in Cannock and Wolverhampton.

The property is well placed for commuters, with convenient access to the A5, A460 and M6, providing connections towards Cannock, Wolverhampton, Stafford and the wider West Midlands. M6 Junction 11 is also within easy reach.

The surrounding area is predominantly rural in character, with open countryside nearby, making the location well suited to purchasers seeking a more rural setting while retaining good accessibility to nearby towns and transport links.

Local Council

The site is located in the Council district of South Staffordshire District Council - <https://www.sstaffs.gov.uk/>

Tenure.

Freehold with vacant possession upon completion.

VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT is NOT applicable, however all interested parties should make their own enquiries to satisfy themselves with the VAT position.

Pre-Auction Offers.

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com. All offers will be forwarded to the client for consideration, but please be aware that the majority of clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any pre-Auction offer.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

EPC

The property does not have an EPC currently.

Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auktion@bjbmail.com.

Legal Costs

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

Deposit

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

Viewings

Strictly By Appointment with the BJB Land & New Homes Team.

All Enquiries

Joe Boulton
Assistant Land Manager
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

Margaret Tinsley
Land Administration & Business Support
Land & New Homes Team
residential-land@bjbmail.com
01782 211147

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

