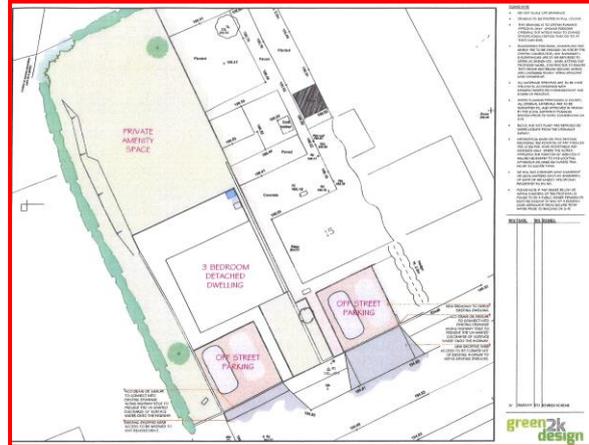




PROPERTY AUCTION



Thursday 31st October 2019 ~ 7pm prompt at

**ASHBOURNE GOLF CLUB, WYASTON ROAD,
ASHBOURNE, DE6 1NB**

Auctioneers Office: 11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone: 01335 346246

Email: ashbourne@fidler-taylor.co.uk

www.fidler-taylor.co.uk



SALE PRELIMINARIES

CONDITIONS OF SALE

The Conditions of Sale will be placed on deposit at the auctioneers Matlock office for seven days prior to the sale. Any purchaser shall be deemed to have full knowledge of these conditions whether inspected or not. The auctioneers and vendor's solicitors will be in attendance from half an hour prior to the sale to answer any questions. No questions will be taken once the sale commences.

All properties are offered for sale subject to the Common Auction Conditions for Auctions of Real Property in England and Wales 3rd Edition, copies of which are available for inspection at the auctioneer's office and will be available on the day of sale at the sale venue.

FIXTURES AND FITTINGS

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. No specific test has been made on any appliance either included or available by negotiation.

SERVICES

No services have been specifically tested. Prospective purchasers should satisfy themselves regarding their condition and availability of connection where necessary.

PLANNING

All properties are offered for sale subject to the existing or established planning use. Prospective purchasers should satisfy themselves as regards any alternative planning uses by reference to the local planning authority.

PRICE GUIDES

Price guides are given as an indication only but represent the auctioneer's reasonable assessment at the commencement of the marketing period as to the approximate level of selling price. This opinion may vary during the period of marketing and interested parties should feel free to seek an update from the auctioneers nearer to the date of sale. Reserve prices are not disclosed unless stated.

PRE-SALE OFFERS

The auctioneers are pleased to report any offers prior to auction and all Lots are offered for sale "unless previously sold privately". However, offers will only be accepted prior to auction assuming they are unconditional and based upon a signed and exchanged contract. Properties remain available to the market until such time as contracts are exchanged. Bearing in mind the availability of sale contracts, this would normally only be within the week prior to the sale date. Interested parties should check with the auctioneers a day or two prior to the sale to see if any pre sale offers have been accepted. It is advised that interested parties should register their interest with the auctioneers so as to be notified in the event of properties being sold prior to auction.

ADDITIONAL INFORMATION

Copies of planning approvals, site plans and other supporting documents are available on request from the auctioneer's office. All plans are for **identification purposes only** and boundaries should be checked with Title Deeds and contract documentation.

UNSOLD LOTS

Enquiries regarding unsold Lots are invited immediately after the sale when unconditional offers will be considered. Frequently properties are sold immediately after the auction and if you are interested please see sales staff at the sale venue.

Regular sales by public auction throughout the year.

Visit our website for sale dates.

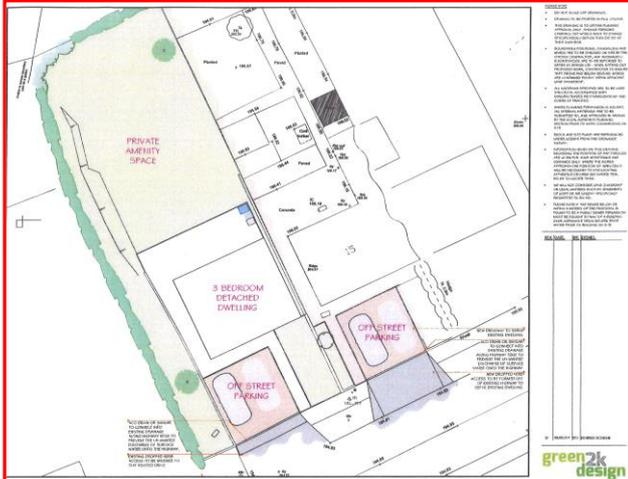
Sale results are posted to the website following each sale.

Register for email notification of sales with our Auction department 01629 580228 (Ext 3).



LOT 1

15 MILLS CROFT, HOGNASTON, NR ASHBOURNE, DE6 1PT



A substantial, three-bedroom, semi-detached house which is set in an extensive garden plot upon which planning consent has been granted for the construction of an independent, detached, three-bedroomed family home.

Situated in the very popular and sought after village of Hognaston at the end of a quiet residential cul de sac the house which is of concrete panel construction benefits from oil fired central heating. The house now offers tremendous scope for refurbishment and upgrading and briefly comprises the following accommodation.

Accommodation

Ground Floor

Reception Hall - 9'6" x 6'9" [2.89m x 2.06m]
 Sitting Room - 10'10" x 9'7" [3.3m x 2.92m]
 Living/Dining Room - 15'10" x 10' [4.83m x 3.05m]
 Kitchen - 13'3" x 6'8" [4.04m x 2.03m] with two inbuilt pantry/storage cupboards

First Floor

Landing
 Bedroom One - 13'5" x 10'10" [4.09m x 3.30m]
 Bedroom Two - 12' x 10'9" [3.66m x 3.28m]
 Bedroom Three - 10'5" x 6'9" [3.17m x 2.06m]
 Bathroom - with fittings in white

Outside

Front garden (provision for forecourt car parking), good sized rear garden with out house comprising wc, fuel/general store, wash house housing oil tank.

Services: The property has mains water, electricity and drainage connected. Oil fired central from free standing boiler situated in the kitchen.

EPC Rating: band E

Planning Consent: Full planning consent has been granted by Derbyshire Dales District Council dated 12th June 2019 for the erection of a single, detached, two-storey, three-bedroomed dwelling house in the garden plot on the south-western side of the house. This envisages the removal of the existing double garage and therefore parking for No.15 Mills Croft can be formed on the current front garden. Copies of the planning consent and relevant plans are available from the auctioneers offices but can also be accessed via the Derbyshire Dales District Council planning portal.

Vendors Solicitors: Messrs Killingworth & Parrott, 65 Chapel Street, Belper, Derbyshire, DE56 1AR - Helen Fensome

Directions: From Ashbourne town centre leave in a north-easterly direction along the B5035 Ashbourne to Wirksworth road. Continue along passing through the village of Kniveton and after about one and a quarter miles turn right signposted Hognaston. Turn right again and proceed into the village passing the Red Lion public house and the church on the lefthand side. Take the next turning right into Mills Croft and proceed to the bottom where No.15 will be found on the righthand side.

Viewing: Strictly by prior appointment with the auctioneers Messrs Fidler Taylor Ltd

Price Guide: £200,000 plus

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LOT 2

60 WINDMILL LANE, ASHBOURNE, DE6 1EY



Situated in one of Ashbourne's premier residential locations on an extensive plot extending to some 937sq.m or thereabouts (approaching one quarter of an acre) this substantial and individual detached split level family property provides spacious and interesting four bedroomed, highly flexible and adaptable gas centrally heated and double glazed accommodation.

Now providing tremendous scope for alteration, extension or redevelopment to a new purchasers taste the property is well placed for ready access to the good range of facilities and amenities available in Ashbourne town centre and is convenient for ready access to main employment centres and also the delightful countryside of the Derbyshire Dales and the Peak District. The property is considered to be of considerable interest to speculators, developers and builders as well as those discerning private purchasers looking to acquire or create an individual and unique family home.

Accommodation

Entrance Porch
Reception Hall 15'6" x 9'1" [4.72m x 2.77m]
Staircases to upper and lower levels
Guest Cloakroom/wc

Lower Level 'L' Shaped Sitting/Dining Room 22'6" x 13'9"
[6.86m x 4.19m] and 12'5" x 10'1" [3.78m x 3.07m]
Fitted Breakfast Kitchen 14'1" x 9'8" [4.29m x 2.95m]
Rear Sun Lounge 11' x 8'6" [3.35m x 2.59m]
Lower Ground Floor Bedroom Suite comprising:
Bedroom 12' x 10'5" [3.66m x 3.17m],
En Suite Bathroom 12' x 6' [3.66m x 1.83m] maximum

Upper Ground Floor Bedroom 11'10" x 10' [3.61m x 3.305m]
maximum

First Floor Bedroom One 13'10" x 11'10" [4.22m x 3.61m] with
exterior door to balcony
First Floor Bedroom Two 14'1" [4.29m] maximum x 9'10" [3m]
Principal Family Bathroom 9'6" x 8'6" [2.89m x 2.59m]

Outside

Extensive split level garden plot of approximately 937 square metres, driveway and attached double garage. Gardens front and rear.

Planning Authority: Derbyshire Dales District Council

EPC Rating: band D

Vendor's Solicitors: Flint Bishop LLP, St Michael's Lane, Derby, DE1 3HQ

Tenure: The premises are understood to be held Freehold

Directions: From the agents Church Street office turn left. Proceed through the traffic lights into St John Street and then bear left again into the Market Place. Continue straight on up Buxton Hill and at the top of the hill turn right into Windmill Lane. Proceed along and No.560 will be found towards the end of the righthand side market by our for sale board.

Viewing: Strictly by prior appointment with the auctioneers Messrs Fidler Taylor Ltd 01335 346246

Price Guide: **£420,000 plus**

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LOT 3
ROOKERY BANK BARN, PASTURE TOPS FARM, FENNY BENTLEY, DE6 1LA



A fantastic stone, brick and tile Victorian barn bearing a date stone of 1854 and set in stunning countryside with views towards the valley of the River Dove and Thorpe Cloud. Benefiting from full planning consent for conversion to an individual, four-bedroomed family home the sale of Rookery Bank Barn represents a unique opportunity to acquire an individual development project within the Peak District National Park.

The barn is sold to include a site area of approx. 1,100sq.m or thereabouts as shown outlined for identification purposes only edged green on the plan above.

Planning

Planning consent was granted by the Peak District National Park Authority under Application No. NP/DDD/0419/0434 dated 30th August 2019. The conversion of the existing agricultural use building to a single dwelling house. Copies of the relevant planning decision notice, supporting plans and documentation are available for inspection at the auctioneers Ashbourne office and they are also available on the Peak District National Park web site.

The current scheme proposes conversion to a four bedroomed residence with single and two-storey accommodation with the upper floor containing a large living kitchen and there being a ground floor sitting room.

Planning Authority: Peak District National Park Authority

Vendor’s Solicitors: Bowcock & Pursaill Solicitors, 54 St Edward Street, Leek, Staffs, ST13 5DJ

Tenure: The premises are understood to be held Freehold

Directions: From the agents Church Street office turn left. Proceed through the traffic lights into St John Street and then bear left again into the Market Place. Continue straight on up Buxton Hill on the A515 Ashbourne to Buxton Road. Proceed past the turning for Thorpe and Dovedale and the property will be found a short distance beyond on the righthand side marked by our for sale board.

Viewing: Strictly by prior appointment with the auctioneers Messrs Fidler Taylor Ltd 01335 346246

NB Prospective purchasers should note that the vendor of this property is an employee of Fidler Taylor Ltd.

Price Guide: £250,000 plus

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LOT 4

2 DOVEHOUSE GREEN, ASHBOURNE, DE6 1FF



A substantial and spacious, traditionally styled and constructed, town centre property occupying a prominent position on a corner plot and providing good sized, four bedroomed accommodation with rear garden, stores and cellarage.

Offering scope for alteration and upgrading to the requirements of a new purchasers individual taste the house would make an ideal family home or provide a good investment opportunity.

Accommodation

Font Entrance Hall approx. 4m x 1m
 Rear Entrance Hall 3.65m x 0.92m
 Reception Room One (front) 3.85m x 3.48m
 Reception Room Two (rear) 3.56m x 3.21m
 Reception Room Three 2.58m x 2.4m
 Ground Floor Shower Room/wc 2.38m x 1.25m
 Fitted Kitchen 3.17m max x 3.11m

Bedroom One (front) 3.85m x 3.48m
 Bedroom Two (front) 3.96m x 2.42m
 Bedroom Three (rear) 3.45 x 3.2m
 Bedroom Four (rear) 3.21m x 2.34m
 Bathroom/wc

Extensive two-compartment cellar

At first floor level:
 Landing

Gross internal floor area approx. 116sq.m excluding cellarage

Outside

Good sized rear gardens and two stores with former wc.

Planning Authority: Derbyshire Dales District Council

EPC Rating: D

Vendor's Solicitors: Messrs Nigel Davis Solicitors, 3-4 Spire House, Waterside Business Park, Ashbourne, Derbyshire, DE6 1DG

Tenure: The premises are understood to be held Freehold

Directions: From the agents Church Street office turn left. Continue through the traffic lights into St John Street and at the Market Place bear left again. At the top of the Market Place turn left into Union Street and continue along and the property will be noted straight ahead at the junction of Union Street, Dovehouse Green and Belle Vue Road.

Viewing: Strictly by prior appointment with the auctioneers Messrs Fidler Taylor Ltd 01335 346246

Price Guide: **£140,000 to £150,000**



LOT 5

4 DOVEHOUSE GREEN, ASHBOURNE, DE6 1FF



A substantial, traditionally styled and constructed, brick and tile, mid-terrace property offering spacious, gas centrally heated and sealed unit double glazed, two bedroomed accommodation in a popular and convenient town centre location. The characterful accommodation now requires a degree of upgrading and refurbishment but would provide an excellent first home or investment purchase.

Accommodation

Entrance Hall 4.6m x 1.8m
Sitting Room 4m x 3.56m
Dining Room 3.68m x 3m
Fitted Kitchen 2.62m x 1.76m

At first floor level:
Landing

Bedroom One (front) 5.02m x 3.57m max
Bedroom Two 3.64m x 3m
Bathroom with three-piece suite

Good sized and useful Cellar

gross internal floor area of approximately 74sq.m
excluding cellarge

Outside

Rear gardens, two stores.

Planning Authority: Derbyshire Dales District Council

EPC Rating: tbc

Vendor's Solicitors: Messrs Nigel Davis Solicitors, 3-4 Spire House, Waterside Business Park, Ashbourne, Derbyshire, DE6 1DG

Tenure: The premises are understood to be held Freehold

Directions: From the agents Church Street office turn left. Continue through the traffic lights into St John Street and at the Market Place bear left again. At the top of the Market Place turn left into Union Street and continue along and the property will be noted straight ahead at the junction of Union Street, Dovehouse Green and Belle Vue Road.

Viewing: Strictly by prior appointment with the auctioneers Messrs Fidler Taylor Ltd 01335 346246

Price Guide: **£110,000 plus**



LOT 6

4A DOVEHOUSE GREEN, ASHBOURNE, DE6 1FF



A compact and easily managed, self-contained, one-bedroomed townhouse providing electrically heated accommodation ideal for occupation by the single person or young couple. The property is conveniently positioned for ready access to town centre facilities and consequently offers an excellent opportunity as a buy-to-let investment purchase. Having small rear store and elevated garden area to the rear the property offers excellent value for money.

Accommodation

Living Kitchen with fitted units 4.23m x 4.4m with door to exterior rear.

At first floor level:

Landing 1.84m x 1.31m

Bedroom 2.62m x 2.46m

Shower Room with WC

Outside

Elevated rear garden

Planning Authority: Derbyshire Dales District Council

EPC Rating: tbc

Vendor's Solicitors: Messrs Nigel Davis Solicitors, 3-4 Spire House, Waterside Business Park, Ashbourne, Derbyshire, DE6 1DG

Tenure: The premises are understood to be held Freehold

Directions: From the agents Church Street office turn left. Continue through the traffic lights into St John Street and at the Market Place bear left again. At the top of the Market Place turn left into Union Street and continue round onto Dovehouse Green and the property will be found on the left.

Viewing: Strictly by prior appointment with the auctioneers Messrs Fidler Taylor Ltd 01335 346246

Price Guide: **£60,000 plus**

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LOT 7

19 PARK ROAD, ASHBOURNE, DE6 1FN



Floor plans to follow

A traditionally styled and constructed, end terrace cottage in a prominent town centre location providing good sized gas centrally heated and double glazed, two-bedroomed accommodation. An ideal first home or investment purchase.

Accommodation

Entrance Hall 1m x 1.5m
Front Sitting Room 3.65m x 3.47m
Fitted Dining Kitchen 4.55m x 3.5m
Utility Room 1.68m x 1.28m

At first floor level:
Landing
Bedroom One (front) 4.56m x 3.15m max
Bedroom Two 3.85m x 2.41m max
Bathroom with three-piece suite in white

Outside

Forecourt garden and rear car standing space.

Planning Authority: Derbyshire Dales District Council

EPC Rating: tbc

Vendor's Solicitors: Messrs Nigel Davis Solicitors, 3-4 Spire House, Waterside Business Park, Ashbourne, Derbyshire, DE6 1DG

Tenure: The premises are understood to be held Freehold

Directions: From the agents Church Street office turn left. Continue through the traffic lights into St John Street and at the 'T' junction at the end turn right into Park Road. Proceed past Shaw Croft car park on the righthand side and the fire station on the lefthand side and No.19 will be found a little way further along on the right marked by our for sale board.

Viewing: Strictly by prior appointment with the auctioneers Messrs Fidler Taylor Ltd 01335 346246

Price Guide: £125,000 to £130,000



BUYING AT AUCTION

NOTICE TO PURCHASERS

It is important to appreciate that if you bid at auction and your bid is successful you will have entered into a legally binding contract. This will obligate you to pay 10% of the purchase price immediately with the balance of the purchase monies on the completion date.

Buying at auction is very much simpler than you may appreciate but it is important to be well prepared.

Having viewed the property which interests you and decided that you wish to pursue a purchase you need to get in place all financial arrangements and to ensure that you are satisfied with regard to any obligations being placed upon you by the sale contract. We would suggest the following course of action: -

PRIOR TO SALE DAY

Obtain a **Surveyors Report** – you should satisfy yourself as to the adequacy of the property for the purposes you require as you will be entering into a legally binding contract on the fall of the hammer. Any survey you require should be commissioned well in advance of the sale date so that you are able to bid in the full knowledge of any defects or repairs that require attention. Many properties taken to auction require renovation and prudent purchasers would satisfy themselves as regards the cost of their intended improvement works.

Arrange finance – as you will be entering into a legally binding contract it is essential that all financial arrangements are in place prior to the date of the sale. The balance of any purchase monies will be required on the completion date, this is generally not less than 28 days after the date of the auction. However, completion dates may vary and are published or announced immediately prior to the sale.

Check the **Conditions of sale** – these are placed on deposit at the auctioneers and solicitors at least 7 days prior to the sale. Any purchaser will be deemed to have full knowledge of these conditions whether inspected or not. Any questions should be raised with either the auctioneers or solicitors prior to the sale as no questions will be taken once the sale has commenced. You should take the advice of your solicitor regarding any items of concern or ask your solicitor to inspect the conditions on your behalf. Legal documentation often comprise substantial quantities of paperwork and conditions are rarely copied or sent through the post. Where copies are forwarded the auctioneers may charge for postage and copy cost.

Insurance – it is the responsibility of the purchaser immediately on the fall of the hammer to ensure that the property is insured. Your solicitor/conveyancer will advise on the appropriate course of action.

Planning – properties are usually sold with the benefit of existing planning consents but where redevelopment or speculative properties are offered for sale purchasers should satisfy themselves as regards the likelihood of planning being granted for the use they envisage. In some cases, the auctioneers may have copy correspondence available with planning authorities concerning alternative uses.

All properties offered for sale by Fidler Taylor are offered by public auction “unless previously sold privately”. Occasionally offers are accepted prior to auction dependent on seller’s circumstances. Purchasers are advised to check with the auctioneers a day or two prior to the sale to ensure that the property is still being offered.

Wherever possible if a property is being sold prior to auction the auctioneers endeavour to contact all interested parties, consequently if a property is of specific interest prospective purchasers are strongly advised to register their interest with the auctioneers so as to be kept informed on any relevant developments.

Occasionally there are circumstances where acceptance of an offer prior to auction is considered. However, properties are not withdrawn from marketing until such time as a legally binding contract is entered into. This can often lead to an “out of auction” auction as other interest will most certainly have been registered. Only unconditional offers would be considered prior to auction i.e. not subject to mortgage, survey or searches.

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Frequently properties are offered as part of a larger sale and you should arrive early so as to obtain confirmation as to the order of sale. This generally follows the order in which the sale has been advertised, but this is not necessarily always the case.

If possible, introduce yourself to the auctioneer and let him know which lot you are interested in. This will assist him in recognising you as bidding progresses.

There may be some last minute alterations to contract documentation and any alterations will be announced at the beginning of the sale. These are generally posted to the website as they occur. Prospective purchasers are therefore advised to monitor the website on a regular basis up to the date of sale.

BIDDING

Indicate your bid by definite movements for instance raising your catalogue or hand. Particularly in a large and busy sale room it is difficult to identify vague movements of the eyebrow. Contrary to popular belief positive bidding is the accepted practice.

The auctioneer will clearly announce when the property is to be sold by indicating on 3 occasions his intention to sell. We would emphasise that on the fall of the hammer a legally binding contract is created.

Rarely do the auctioneers take proxy or telephone bids but if you are unable to attend the sale and wish to bid it is preferable to have an adviser, (a solicitor, an accountant or friend) to bid on your behalf even if the bidder has contact with you by mobile phone.

Purchasers are reminded that it is a requirement to pay 10% of the purchase price and any bidder on your behalf should have funds available to ensure that this payment is met in full.

If your bid is successful you will be required to sign a memorandum of sale and to pay the required deposit.

IF SUCCESSFUL

You will be approached by a member of the auctioneer's staff and asked to give details of your name and address. At the end of the sale you will be required to sign a contract – although the legally binding contract is made at the fall of the hammer. You will be required to pay 10% of the purchase price. Generally personal cheques are accepted. However, with the money laundering regulations you will be required to show identification to the solicitors acting for the seller. Therefore, if you are intending to bid you should bring with you a current passport or driving licence and a recent utility bill or bank/building society statement.

WITHDRAWN LOTS

If a property does not reach its reserve price and is withdrawn please speak with the auctioneer or a member of staff who will register your interest and be pleased to discuss with the seller the possibility of negotiating a sale.

We trust these notes are of some assistance and will allay any fears or concerns with regards to the auction process. However, do feel free to contact the auctioneers if you have further concerns or queries.

If you are considering selling a property by auction the auctioneers are pleased to give free pre-sale advice.

ALL OUR PROPERTIES CAN BE VIEWED THROUGH THE FOLLOWING WEBSITES:



www.fidler-taylor.co.uk