



fidlertaylor

chartered surveyors • estate agents • auctioneers

PROPERTY AUCTION



16 May 2019 – 7pm prompt at the
PEAK EDGE HOTEL, STONEDGE
NR CHESTERFIELD, DERBYSHIRE S45 0LW

Auctioneers Office: Archway Estate Office, 16 Crown Square, Matlock,
Derbyshire, DE4 3AT
Telephone: 01629 580228
Email: matlock@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).

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LOT 1

34 THE GREEN ROAD, ASHBOURNE, DERBYSHIRE, DE6 1ED



Offering an opportunity suited to the first time buyer, young family or buy-to-let investor, a traditional three bedroom brick built semi-detached property enjoying an established location, conveniently placed for Ashbourne's central amenities.

The property is in need of general renovation and refurbishment and carries the benefit of a good sized garden plot and off street parking.

Accommodation

Ground Floor

Hall
Sitting Room – 5.57m x 3.67m
Dining Room – 3.73m x 3.07m
Kitchen - 3.73m x 3.07m
Pantry

First Floor

Landing
Bedroom 1 – 5.52m x 3.69m
Bedroom 2 – 3.71m x 3.08m
Bedroom 3 – 2.79m x 2.32m
Bathroom
Separate WC

Planning Authority: Derbyshire Dales District Council.

EPC Rating: D.

Vendor's Solicitors: Browne Jacobson of Nottingham.

Tenure: Freehold.

Directions: From the Agent's Church Street office in Ashbourne, turn left and proceed through the traffic lights into St John's Street and then bear left into the Market Place. At the top of the Market Place, turn right into King Street and continue onto The Green Road. The property can be found on the right hand side, identified by the Agent's For Sale board.

Viewing: By arrangement with the Auctioneer's Ashbourne office 01335 346246.

Price Guide: **£115,000 to £125,000**

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LOT 2

172 DALE ROAD, MATLOCK BATH, DERBYSHIRE, DE4 3PS



Awaiting Plan

A distinctive Victorian detached house with four bedroomed accommodation with scope for additional improvements, offered for sale at a favourable price and with declared reserve.

Built of brick beneath a slate roof, this attractive detached four bedroomed home stands with off street parking, double garage and garden and with planning permission to render rear and side elevations of dwelling.

The house is situated with a wooded backdrop and facing the limestone cliff face which rises from Matlock's Derwent gorge. Good road communications lead to local amenities and the delights of this historic spa town, and the surrounding Derbyshire Dales countryside are all readily accessible. The house and accommodation now offers scope for further cosmetic improvement as may be required. An opportunity to create an elegant character home.

Accommodation

Ground Floor

Central Hallway
Sitting Room – 4.18m x 3.57m
Dining Room – 3.98m x 3.21m
Fitted Kitchen – 4.07m x 3m
Utility Room – 2.48m x 2.77m

First Floor

Galleried Landing
Bedroom 1 – 3.27m x 3.02m
Bath and Shower Room
Master Bedroom 2 – 4.21m x 3.58m
En-Suite Shower Room
Bedroom 3 – 4m x 3.2m

Second Floor

Bedroom 4/Hobby/Store Room

Planning Authority: Derbyshire Dales District Council.

EPC Rating: E.

Vendor's Solicitors: Brook & Co. Ltd of Rotherham.

Tenure: Freehold.

Directions: From Matlock Crown Square, take the A6 Dale Road towards Matlock Bath and No. 172 can be found on the right hand side after around ¾ of a mile.

Viewing: By arrangement with the Auctioneer's Matlock office 01629 580228 ext. 1.

Declared Reserve: **£300,000**

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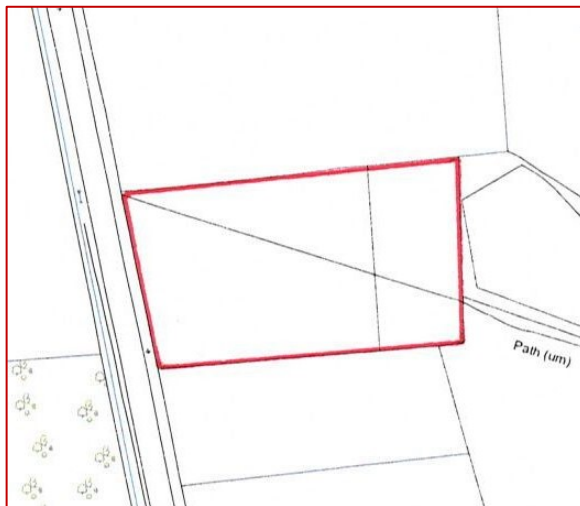


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LOT 3

GRAZING LAND, LONG LANE, WEST HANDLEY, MARSH LANE, SHEFFIELD, S21 5RZ



Paddock grazing extending to around 1.24 acres (or thereabouts) situated to the west of West Handley and amidst surrounding delightful countryside.

Offering useful grazing or pony paddock, the land is easily managed and readily accessed from a number of neighbouring villages and farmsteads and presents an excellent opportunity to the private purchaser or those looking to add to current land holdings.

Gated access leads from Long Lane and it is noted a public footpath runs diagonally through the paddock.

Planning Authority: North East Derbyshire District Council.

Vendor's Solicitors: Chubb & Co. of Matlock.

Tenure: Freehold.

Directions: From central Chesterfield head north along the A61 bypass as far as the traffic island at Whittington Moor. Take the fourth exit Station Road towards Whittington. Continue up Whittington Hill, through Old Whittington and on to New Whittington along the B6052. Keeping left, continue into Handley Road which on leaving the residential area eventually runs into Long Lane. Continue passed the right hand turn into West Handley and after around 200m, the land can be found on the right hand side identified by the Agent's For Sale board.

Viewing: By arrangement with the Auctioneer's Matlock office 01629 580228 ext. 1.

Price Guide: **£10,000 to £15,000**

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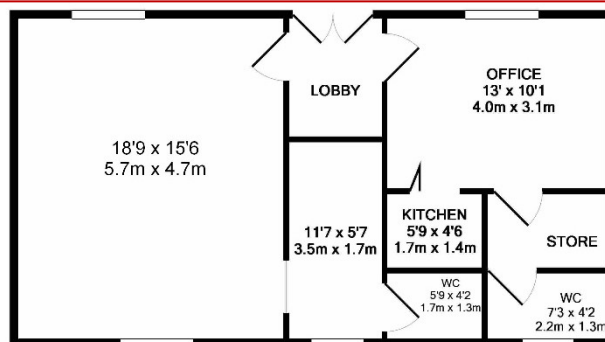
Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease



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LOT 4

FORMER LLOYDS BANK, BATH STREET, BAKEWELL, DE45 1BX



TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

An attractive stone built former bank building being Grade II Listed and situated at the heart of this highly desirable market town and the Peak District National Park.

Offering an opportunity for a variety of uses subject to any necessary change of use consents, this town centre character building has recently been stripped out after its former bank use, rewired and ready for refitting for the next owner's use. A rare freehold opportunity.

The single storey accommodation retains high ceilings and briefly comprises two retail/office rooms, lobby, store room, kitchen and WC, all behind an elegant period façade.

Planning Authority: Peak Park Planning Board.

EPC Rating: G.

Vendor's Solicitors: Banner Jones of Chesterfield.

Tenure: Freehold.

Directions: From Bakewell's central Rutland Square, take Buxton Road before turning first right into Bath Street. The property is on the left hand side.

Viewing: By arrangement with the Auctioneer's Matlock office 01629 580228 ext. 1.

Price Guide: £200,000 to £225,000

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LOT 5

TOP FARM COTTAGE, FARLEY, MATLOCK, DE4 5LR



An attractive detached stone cottage, ripe for updating and refurbishment, enjoying a superb countryside location on the very outskirts of Matlock.

Believed to have origins as a farmstead serving the John Smedley estate, and for over 50 years remaining in the same family ownership, the cottage presently offers three bedroomed accommodation standing with the benefit of a good sized garden plot which offers opportunity for extension if required and subject to any necessary consents. Built of local gritstone beneath a slate roof, the cottage is well proportioned in its present form and is complemented by a long drive which provides ample car parking and space for the erection of garaging. The house offers a rare opportunity for those seeking a project and potentially a quality family home.

Lying on the very outskirts of Matlock and affording ready access to the countryside of Matlock and Darley Moors, there are fine south facing views across the surrounding landscape. Matlock's schooling and town centre facilities lie around 1½ miles and the local road network provides excellent links to the neighbouring centres of Bakewell, Chesterfield and Alfreton. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

Accommodation

Ground Floor

Stone Porch
Entrance Hall
Sitting Room – 4.6m x 4m
Dining Room – 4m x 3.4m
Kitchen – 4.75m x 1.77m
Pantry

First Floor

Landing
Bedroom 1 – 3.6m x 4m
Bedroom 2 – 3.4m x 4m
Bedroom 3 – 2.9m x 1.75m
Bathroom – 3.05m x 1.75m

Services: Mains water, gas and electric are available to the property. Drainage is by way of a septic tank.

Planning Authority: Derbyshire Dales District Council.

EPC Rating: G.

Vendor's Solicitors: Nigel Davis of Ashbourne.

Tenure: Freehold.

Directions: Take Bakewell Road travelling north before turning first right by Twiggs into Dimple Road. Rise up the hill keeping left into Hurds Hollow and after passing All Saints School, turn right at the T junction and turn immediately left into Farley Hill. Continue up the hill for around half a mile. Top Farm Cottage will be found on the left hand side identified by the Agent's For Sale board.

Viewing: By arrangement with the Auctioneer's Matlock office 01629 580228 ext. 1.

Price Guide: £275,000 to £325,000

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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.



SALE DAY

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