



PROPERTY AUCTION



17 October 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.

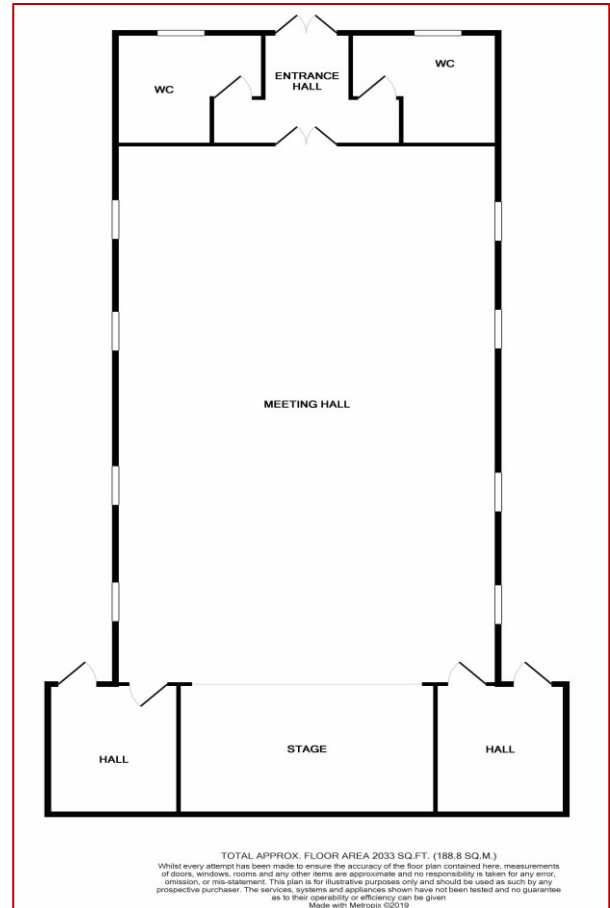
Register for email notification of sales with our Auction department 01629 580228 (Ext 3).

www.fidler-taylor.co.uk



LOT 1

HOLY TRINITY PAROCHIAL CHURCH HALL, DALE ROAD, MATLOCK BATH, DE4 3NT



A redundant church hall situated off the centre of this popular Derwent Valley resort village and in need of some repair, offering opportunity for a variety of purposes, subject to any necessary change of use or planning consents.

The attractive stone fronted building dates from circa 1920s and stands with a modest outside area and pedestrian access. Internally, the accommodation includes a principal open hall with a boarded floor and metal trussed open roof together with a stage extending to one end. There are ladies and gents' toilets, kitchen, front and rear hallways. A rare opportunity as a central meeting hall or alternative venue and for the speculative investor.

Note: Japanese Knotweed was found to be present on the site in 2016. A programme of certified treatment has been underway for the last 3 years. Further details available on request.

Planning Authority: Derbyshire Dales District Council.

EPC Rating: TBC

Vendor's Solicitors: Eddowes Waldron of Derby.

Tenure: Freehold.

Directions: From Matlock Crown Square, take the A6 south towards Matlock Bath. On reaching Matlock Bath, the property can be found on the right hand side, identified by the For Sale by Auction board.

Viewing: Strictly by appointment with the Matlock office of Fidler Taylor 01629 580228 ext. 1.

Do not park on the neighbouring drive or on the roadside immediately to the front. The closest available parking is in the roadside bays around 80 metres closer to Matlock. Alternatively, in the pay and display railway car park.

Price Guide: £40,000 to £60,000

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LOT 2

STAND VIEW, FOLDS YARD, CRICH, DE4 5DL



A period detached stone cottage with around .8 of an acre of land offering vast potential, all situated on the fringe of this highly sought after village.

Presenting a truly rare opportunity, this character cottage stands tucked away on the outskirts of Crich with views across neighbouring countryside and with the benefit of a substantial garden plot believed to extend to around .8 of an acre. The existing property has been well maintained over the years and includes two bedroomed accommodation with single storey extensions and opportunity for further extension or development, subject to the necessary planning consents and approvals. Complementing the cottage is a large drive, detached double garage and extensive gardens which have been tended over the years to suit the current owner's enjoyment and with options available to the keen gardener, livestock keeper and family recreation.

Accommodation

Ground Floor

Boot Room Utility – 2.47m x 4.65m
Living Room – 4.7m x 2.82m
Dining Kitchen – 4.55m x 2.64m
Sitting Room – 4.52m x 4.62m
Conservatory – 3.4m x 2.8m
Shower Room

First Floor

Bedroom 1 – 4.05m x 3.46m
Bedroom 2 – 4.49m x 2.6m

Planning Authority: Derbyshire Dales District Council.

EPC Rating: D.

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

Tenure: Freehold.

Directions: From Matlock Crown Square, take the A6 south to Cromford before turning left at Cromford crossroads into Mill Road. Continue along Lea bottom to Lea Bridge carrying on up and through Holloway. Continue through Wakebridge and enter Crich into Cromford Road. After approximately 200m along Cromford Road, locate Folds Yard being a drive/lane between houses on the left hand side. Stand View is the last property on the left.

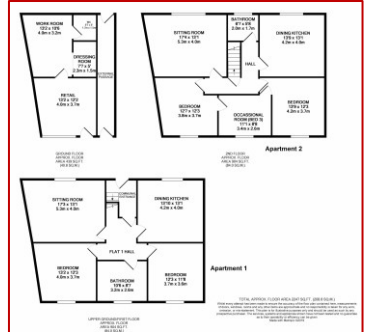
Viewing: Strictly by appointment with the Matlock office of Fidler Taylor 01629 580228 ext. 1.

Price Guide: £350,000 to £400,000



LOT 3

90 SMEDLEY STREET AND 88 HOPEWELL ROAD, MATLOCK, DE4 3JJ



A retail / residential mixed use property providing a rare freehold investment opportunity situated within an established town location. Two spacious flats and a tenanted ground floor retail unit.

The traditional stone building comprises, at ground floor level fronting Smedley Street, a lock-up retail premises, whilst the first and second floors are each occupied by two spacious apartments accessed from the rear off Hopewell Road and complemented by an area of garden and single hard standing space, providing opportunity to create additional parking.

Apartment 2 occupying the top floor has recently undergone a full programme of refurbishment offering two / three bedroom accommodation, whilst Apartment 1 at upper ground floor level is similarly sized providing spacious two bedroom accommodation. Each apartment is presently offered with vacant possession and offers opportunity for those seeking shorthold letting investments, or indeed owner occupation for one or other of the properties.

90 Smedley Street, Matlock

Accommodation

Retail space
Cloakroom
Dressing Room
WC

Flat 1 (88 Hopewell Road, Matlock)

Accommodation

Breakfast kitchen – 4.28m x 3.99m
Sitting room – 3.98m x 5.15m
Bedroom 1 – 3.75m x 3.55m
Bathroom
Bedroom 2 – 3.75m x 3.80m

Flat 2 (88 Hopewell Road, Matlock)

Accommodation

Sitting room – 5.20m
Kitchen – 4.20m x 4m
Bathroom
Bedroom 1 – 3.75m x 3.40m
Bedroom 2 – 3.45m x 3.75m
Hobby room / Bedroom 3 – 3.45m x 2.62m

Ground Floor: Approx. 40.8m² **Upper Ground/First Floor:** Approx. 84.0m² **2nd Floor:** Approx. 84.0m²

Planning Authority: Derbyshire Dales District Council.

EPC Rating: Both flats have a rating of C.

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

Tenure: Freehold. The retail premises are let subject to an informal lease to a local ladies' dressmaker who have operated from the premises for a number of years. The flats have vacant possession following refurbishment of Flat 2 and are considered to be in a readily lettable condition.

Directions: From Matlock Crown Square, take Bank Road rising up the hill to the crossroads. Turn left onto Smedley Street and No. 90 can be found on the right hand side identified by the For Sale by Auction board.

Continue for around 100m before turning right into Wellington Street and then immediately right into Hopewell Road. No. 88 can be found on the right hand side identified by the For Sale by Auction board.

Viewing: Strictly by appointment with the Matlock office of Fidler Taylor 01629 580228 ext. 1.

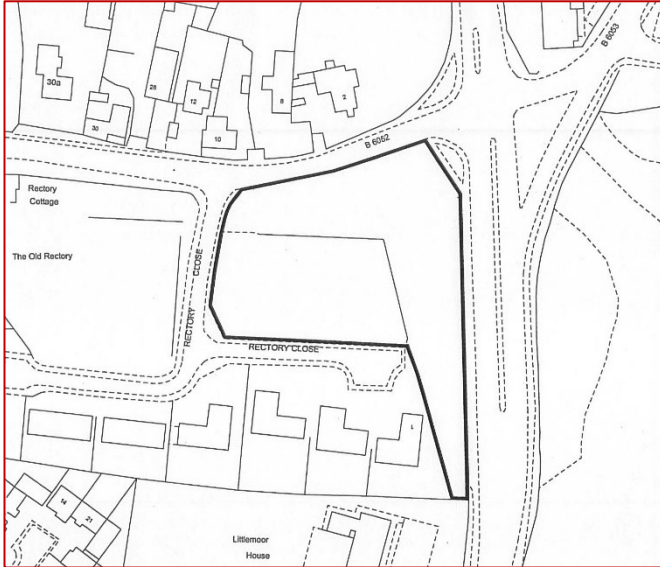
Price Guide: £280,000 to £320,000

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LOT 4

AMENITY LAND AT RECTORY CLOSE, ECKINGTON, DERBYSHIRE, S21 4GL



An area of amenity land situated at Rectory Close and including deep grass siding to the cul-de-sac with adjacent wooded area forming an L-shape, bordering the B6052 and A6135. The land extends to the region of 1.25 acres or thereabouts.

Note: We notify interested parties that Japanese Knotweed has been identified in an area of the woodland forming part of the land for sale. A 10 year Knotweed Treatment Plan is in place and paid for in full by the seller. The report and other information is available on request.

The land is sold subject to restrictive covenants and to a development overage clause. Should any development on the land be undertaken, future owners will be required to pay the seller 25% of any uplift in value as a result of such development, the clause to be in place for a term of 25 years. Full details will be noted on the legal documents provided by the seller's solicitor.

An adjoining landowner has lodged with the auctioneers a plan showing certain rights claimed over the land. Further information will be provided in the legal pack.

Planning Authority: North East Derbyshire District Council.

Tenure: Freehold.

Vendor's Solicitors: Eddowes Waldron of Derby.

Directions: Leave Chesterfield on the A619, Brimington, Staveley Road. At Mastin Moor, turn left onto B6419 to Renishaw, before taking the A6135 towards Eckington. On entering Eckington, along Sheffield Road, turn left onto the B6052 then left again into Rectory Close where the property can be identified by the Auctioneer's For Sale board.

Viewing: Call on site at any reasonable time.

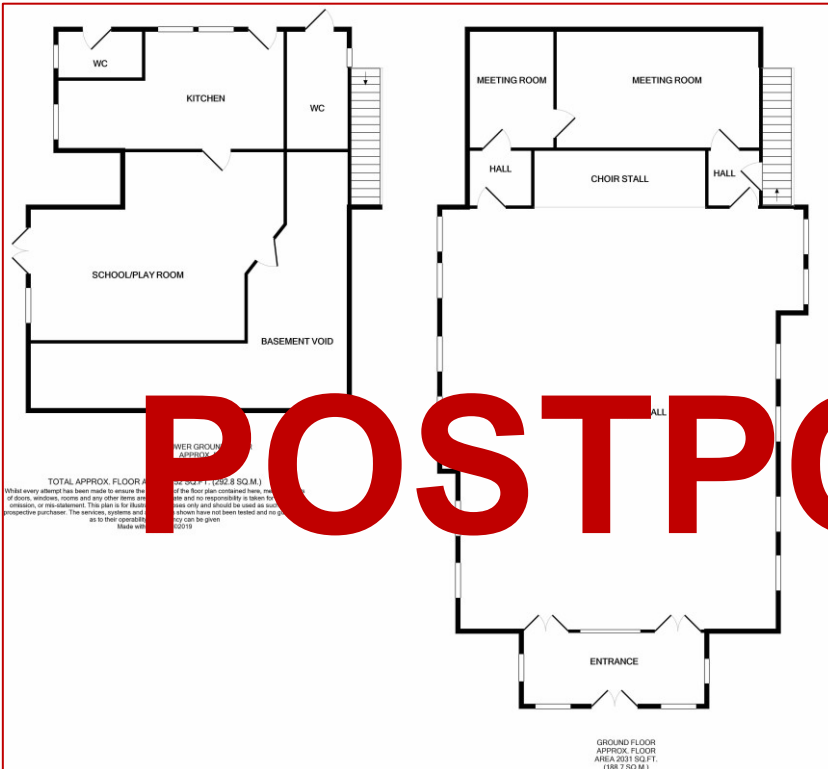
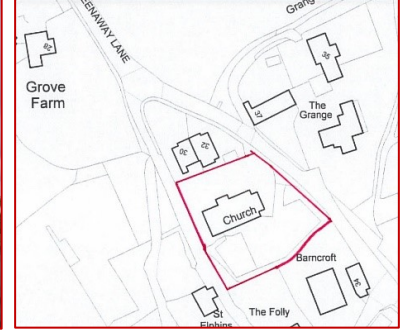
Price Guide: £10,000 to £20,000

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LOT 5

HACKNEY METHODIST CHURCH, GREENAWAY LANE, HACKNEY, DE4 2QB



A most attractive Methodist Church building standing in a highly regarded residential location and with the benefit of a good sized plot to include car park and gardens which may offer opportunity for further development, subject to the necessary planning consents. The position commands fine views across the Derwent Valley.

Internally a traditional layout includes:

Entrance vestibule

Main hall

Congregation hall with wing

Tie and coat room

Meeting rooms

Kitchen and cook room

School/play room

2 WCs

A truly rare opportunity for the builder speculator or private individual.

Overage Provision: In the event of development on the land resulting in more than 2 dwellings or 2 commercial properties,

the purchaser shall pay the seller a sum equivalent to 30% of the uplift in value resulting from such development. The clause is to be in place for a term of 20 years. Full details will be set down in the legal documents provided.

Tenure: Freehold.

Planning Authority: Derbyshire Dales District Council.

Vendor's Solicitors: Lovedays of Wirksworth.

Directions: From Matlock take the A6 north towards Darley Dale. Proceed beyond St Elphins Park before turning right into Greenaway Lane. Rise up the hill, passing the school and continue for around half a mile. Hackney Methodist Church can be found on the right hand side, just before the turn into Grove Lane. Alternatively, on leaving Matlock, but before reaching St Elphins Park, turn right into Grove Lane. Rise up the hill, round the narrow bends to the T junction with Greenaway Lane. Turn left and the church is on the left hand side identified by the For Sale by Auction board.

Viewing: Strictly by appointment with the Matlock office of Fidler Taylor 01629 580228 ext. 1.

Price Guide: £300,000 to £350,000

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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.

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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