



TO BE OFFERED BY PUBLIC AUCTION
(unless previously sold privately)



Wednesday, 14th June 2023 – 7pm prompt at the
IMPERIAL ROOMS, IMPERIAL ROAD, MATLOCK
DERBYSHIRE DE4 3NL

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.



LOT 1 – Price Guide £150,000 to £200,000

CHELLSTONES, 26 FRITCHLEY LANE, FRITCHLEY, DERBYSHIRE DE56 2FN



A CHARACTERFUL TWO BEDROOM SEMI-DETACHED COTTAGE IN NEED OF GENERAL UPDATING AND REFURBISHMENT.

Situated within a well regarded village with ready access to the surrounding Amber Valley and Derbyshire Dales countryside, this attractive stone built cottage offers an opportunity for general upgrading and to create a home of real character and charm. The cottage features a stone fireplace with solid fuel stove to the sitting room, gas fired central heating and a good sized garden. The property is well suited to the small builder or DIY enthusiast, those seeking an easily managed village home or future letting opportunity. The village boasts a well respected primary school with other primary school options in neighbouring Crich, which also boasts a good range of local shops and amenities. Matlock (7 miles), Belper (5 miles), Alfreton (6 miles).

Accommodation Summary

Ground Floor	First Floor
Entrance porch	Landing
Sitting room	Two bedrooms
Fitted kitchen	Bathroom
Under stairs pantry	

Outside

Pedestrian right of access leads from the roadside to the main entrance and gardens. A short flight of steps rise to the gardens which extend in an almost L-shaped fashion and include a wooden shed at the farthest boundary.

Fixtures & Fittings

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Services

All mains services are available to the property, which includes gas fired central heating. No specific test has been made on the services or their distribution.

Tenure

Freehold



EPC Rating

Not required due to condition

Planning Authority

Amber Valley Borough Council

Vendor's Solicitors

Rotheras Solicitors, Nottingham

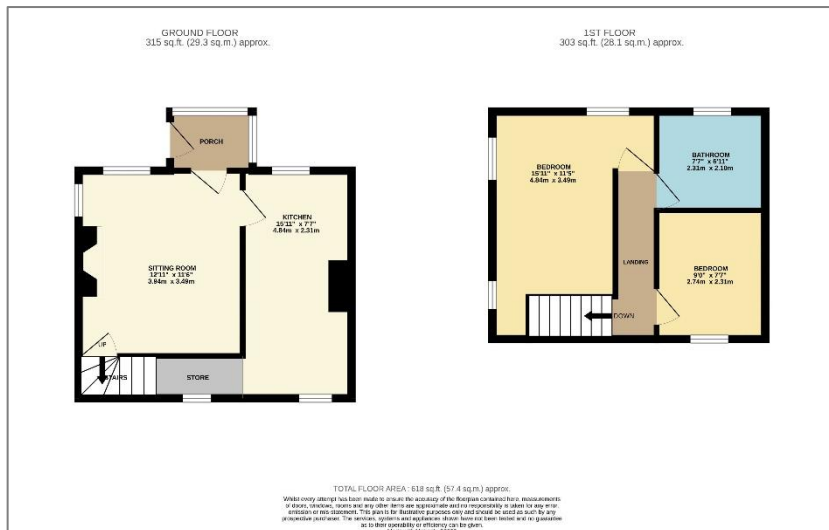
Directions

From Matlock Crown Square, take the A6 travelling south through Cromford, Whatstandwell and on to Ambergate. At Ambergate turn left opposite the Hurt Arms, as signposted Ripley, Sawmills and Bull Bridge, at Bull Bridge traffic lights turn left and rise up the hill towards Fritchley. Towards the top, turn right into the village, and at the central junction turn left into Fritchley Lane. Rise up the hill and Chellstones can be found on the left hand side, identified by the agent's For Sale board. Alternatively, approaching Fritchley from the direction of Crich, proceed along The Common towards Fritchley, locating Fritchley Lane on the left. Turn into Fritchley Lane and Chellstones can be found on the right hand side, adjacent to the roadside, and being the left hand of a pair of semi-detached cottages, identified by the agent's For Sale board

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10310



**LOT 2 – Price Guide £150,000 to £200,000****CRANFORD, 68 HACKNEY ROAD, MATLOCK, DERBYSHIRE DE4 2PX**

IN NEED OF EXTENSIVE RENOVATION AND REFURBISHMENT, A TWO STOREY BUNGALOW SITUATED WITHIN A DESIRABLE LOCATION ENJOYING FINE VIEWS ACROSS THE DERWENT VALLEY.

Standing semi-detached beneath rendered elevations and a tiled roof, this attractive bungalow features timbered gables to the front and the benefit of additional bedrooms at first floor level. The property is in some disrepair, requiring quite extensive renovation and refurbishment. There is the benefit of off street parking and a single garage, plus good sized gardens, which equally require attention and clearing, with a range of trees and other planting. Hackney is a desirable location, mid way between Matlock and Darley Dale, each centre providing a good range of local shops, facilities and schooling. Fine views are enjoyed across the Derwent Valley landscape.

Accommodation Summary

Ground Floor	First Floor
Entrance hallway	Bedroom 2
Sitting room	Bedroom 3
Dining room	Bathroom
Kitchen	
Utility room	
Bedroom 1	
Bathroom	

Fixtures & Fittings

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Services

All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

Tenure

Freehold

EPC Rating

Not required due to condition



Planning Authority

Derbyshire Dales District Council

Vendor's Solicitors

Lovedays Solicitors, Matlock

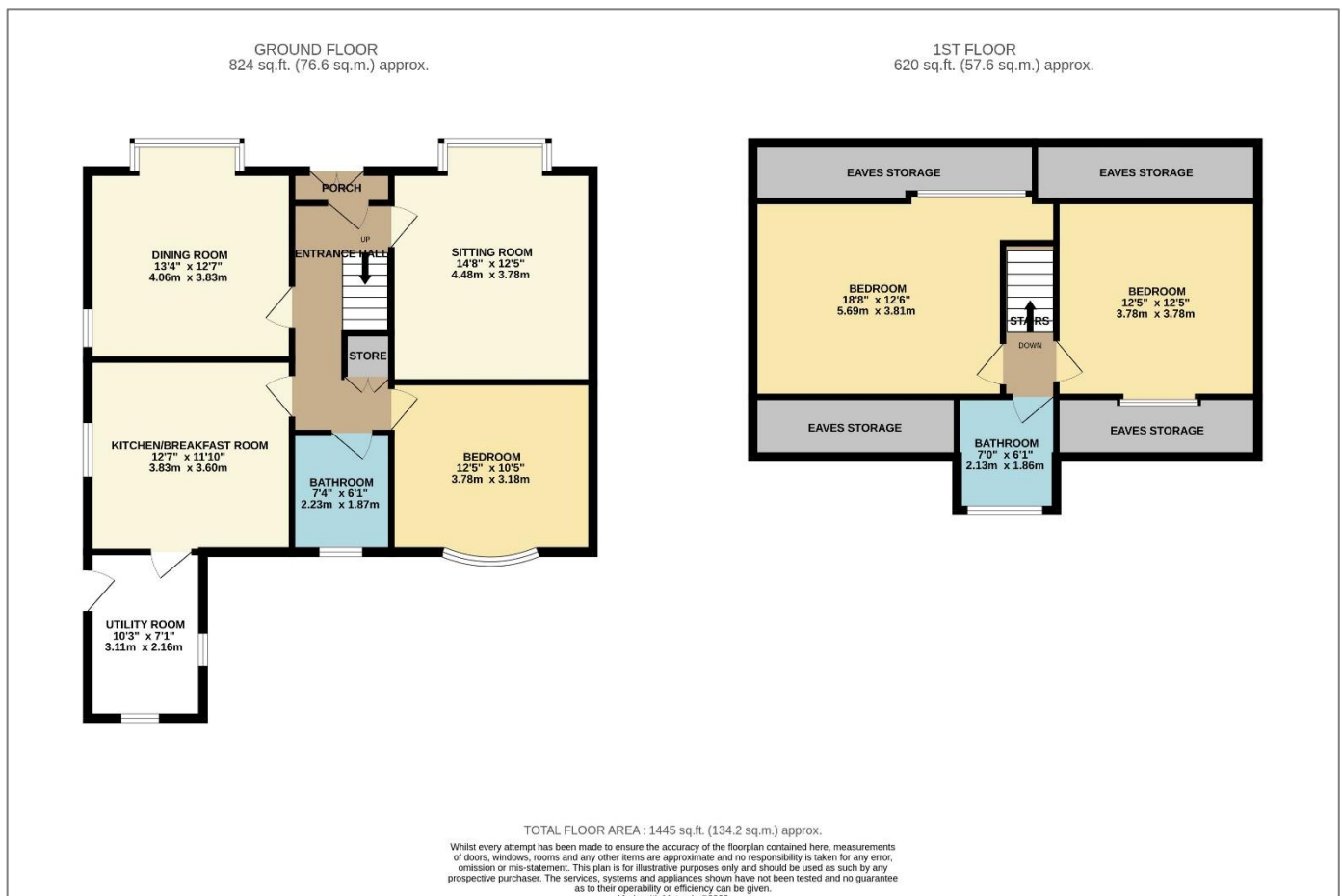
Directions

From Matlock Crown Square, take the A6 Bakewell Road turning right at Twiggs onto Dimple Road. Rise up Dimple Road, keeping left into Hurds Hollow and continue to the junction with Smedley Street. Turn right onto Smedley Street then left onto Farley Hill. Rise up Farley Hill before bearing left onto Hackney Road. Proceed along Hackney Road and the property can be found on the right hand side, identified by the agent's For Sale board.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228. Visitors should take care as parts of the property and grounds present trip and other hazards. We ask that children or those less physically able do not attend.

Ref: FTM10337



**LOT 3 – Price Guide £20,000 plus****AMENITY LAND AT GREEN LANE, HOGNASTON, NR ASHBOURNE, DERBYSHIRE DE6 1PS****AREA OF AMENITY LAND / GARDEN NESTLING WITHIN A DELIGHTFUL VILLAGE LOCATION.**

Situated adjacent to Green Lane, a modest plot of garden / amenity land offering opportunity for outdoor hobby, gardening, recreation or other use. The land, which is level and well drained, includes a shed and with a roadside position there is opportunity for off street parking. There may be opportunity to erect suitable buildings, subject to the necessary planning consents and approvals.

The land sits nicely within Hognaston village, close to Carsington Water and surrounded by rolling Derbyshire Dales countryside. Ashbourne (5½ miles), Matlock (9 miles), Bakewell (13½ miles), Wirksworth (5 miles).

Fixtures & Fittings

None

Services

None

Tenure

Freehold

EPC Rating

Not applicable

Planning Authority

Derbyshire Dales District Council

Vendor's Solicitors

Wake Smith Solicitors, Sheffield

**Directions**

From Matlock Crown Square, take the A6 south to Cromford. At the traffic lights turn right into the Market Place and rise up The Hill and continue on the B5036 before locating a right turn as signposted Ashbourne and Carsington, the B5035. Continue on the B5035 for approximately 5 miles before turning left onto Stonepit Lane as signposted Hognaston (only). On reaching the church, turn left onto Green Lane and the land can be found on the right hand side, identified by the agents For Sale board.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10267



LOT 4 – Price Guide £190,000 to £220,000

62 BANK ROAD, MATLOCK, DERBYSHIRE DE4 3GL



IN NEED OF FULL REFURBISHMENT AND UPGRADING, THIS TOWN PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY TO A VARIETY OF PURCHASERS.

Situated less than half a mile from Matlock’s town centre, this three bedroom mid terrace property is in need of full refurbishment and upgrading. The generously proportioned accommodation comprises, to the ground floor, entrance hallway, living room, sitting room, kitchen. At first floor level, three bedrooms and family bathroom. There is the benefit of dry cellar storage, two rear patios, pond and outhouse, which has the advantage of a WC and houses the central heating boiler. The property would ideally suit a builder / developer or enthusiastic and experienced DIYer.

Good road communications lead to neighbouring centres of employment to include Bakewell (8 miles), Chesterfield (10 miles) and Alfreton (8 miles) with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are close at hand.

Accommodation Summary

Ground Floor	First Floor	
Entrance hallway	Bedroom 1	2 x Cellar rooms
Living room	Bedroom 2	
Sitting room	Bedroom 3	
Kitchen	Bathroom	

Outside

To the rear of the property is a small patio seating area accessed directly from the back door, plus ornamental pond. A useful outhouse houses the central heating boiler and has the benefit of a WC. To the rear of the garden is another slabbed and gravelled seating area and shed.

Fixtures & Fittings

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Services

All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

Tenure

Freehold



EPC Rating
Current 62D / Potential 82B

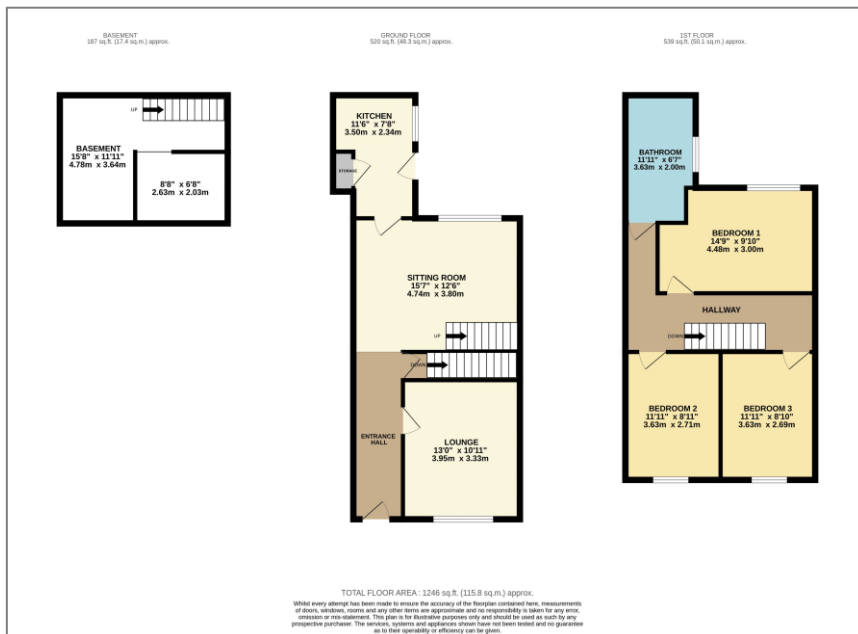
Planning Authority
Derbyshire Dales District Council

Vendor's Solicitors
Chubb & Co, Matlock

Directions
From Matlock Crown Square, take Bank Road rising out of the town and no. 62 can be found on the right hand side, opposite Bank Gardens.

Viewing
Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10307





LOT 5 – Price Guide £375,000 to £425,000

DALE FARM, MIDDLETON BY YOULGRAVE, BAKEWELL, DERBYSHIRE DE45 1LS



A HIGHLY CHARACTERFUL GRADE II LISTED FARM COTTAGE IN NEED OF RENOVATION AND REFURBISHMENT, NESTLING CENTRALLY TO A HIGHLY SOUGHT AFTER PEAK DISTRICT VILLAGE, AND WITH THE BENEFIT OF STONE OUTBUILDINGS, GARDEN AND SMALL PADDOCK.

Enjoying a semi-rural location within a highly regarded upland village, Dale Farm offers a rare opportunity to create a distinctive village of home. The period former farm cottage stands semi-detached, adjoining grazing land and principally built of limestone beneath stone tiled roof. Being Grade II Listed, deemed of architectural and historic importance, the property holds obvious charm and character and includes some interesting internal features to include fireplaces, revealed beams and stone flagged floors. The house is in need of extensive refurbishment, providing the purchaser the opportunity to upgrade and finish to their taste and potentially adapt or extend the cottage, subject to any necessary planning and listed building consents. The accommodation presently includes a breakfast kitchen, two generous reception rooms, three double bedrooms, bathroom and utility space. Externally, there is a good sized garden and useful storage and small paddock.

Middleton is a quiet rural village, ideally placed for exploring the delights of the surrounding Derbyshire Dales and Peak District countryside, whilst neighbouring Youlgrave provides additional village amenities, public houses and primary schooling. The property also lies within the respected Lady Manners School catchment, the market towns of Bakewell and Matlock each readily accessible by road. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

Fixtures & Fittings

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Services

Mains electricity, water and drainage are connected to the property. No test has been made on the services or their distribution.

Tenure

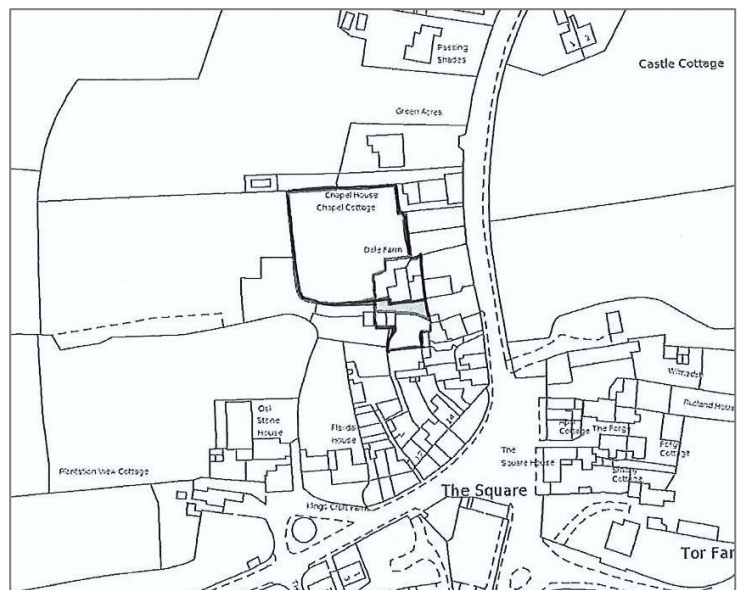
Freehold

Planning Authority

Derbyshire Dales District Council

EPC Rating

Not required as Grade II listed





Vendor's Solicitors

Franklin Solicitors, Bakewell

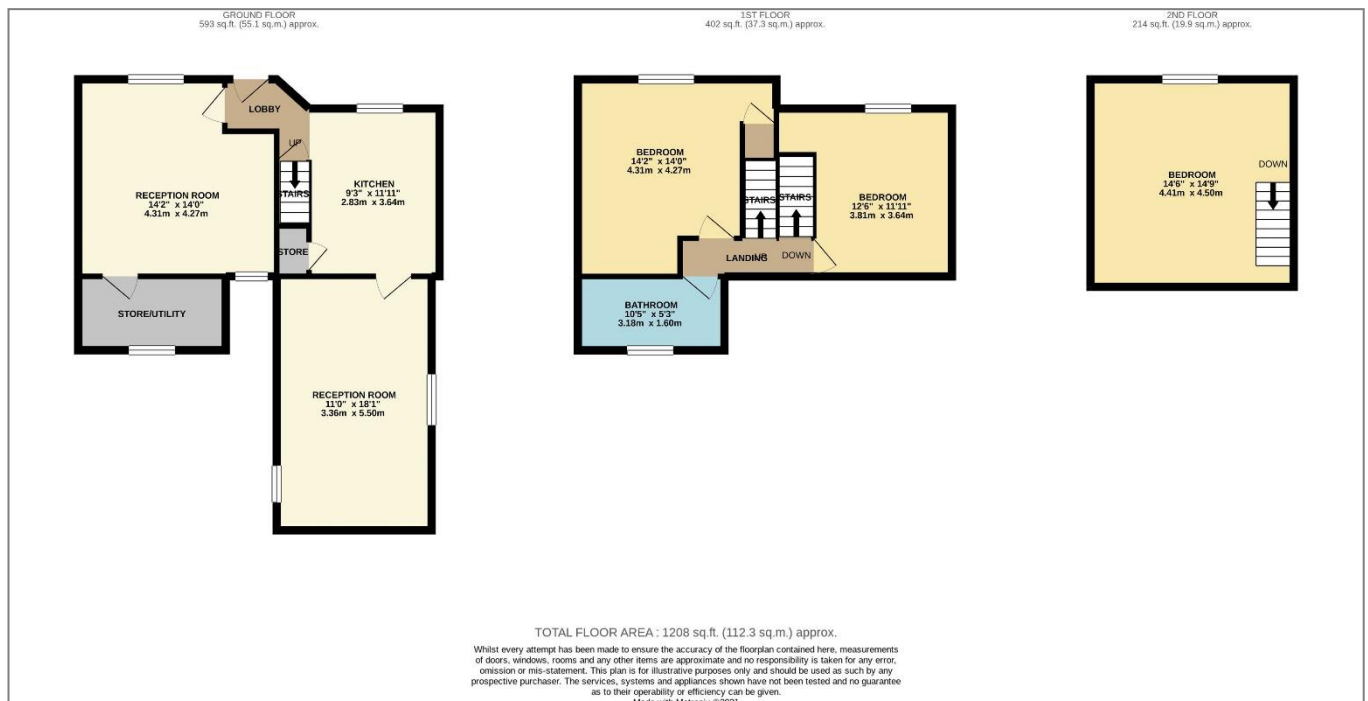
Directions

From the agents Matlock office proceed north along the A6 Bakewell Road. Continue for around 6 miles, through Rowsley before turning left as signed Youlgrave and Ashbourne. Continue for around 2 miles into Youlgrave and proceed straight through. After leaving Youlgrave, take the next left turn as signed Middleton. On entering the village, Dale Farm can be set back from the roadside on the right, around 50 metres before reaching The Square.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9997



www.fidler-taylor.co.uk



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 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 ie. 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:



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