



Building Plot for Development Crich



Building Plot for Development

Cromford Road, Crich, DE4 5DP

(adjoining Standcliffe House)

An opportunity to purchase a delightful plot of land with outline planning permission for a detached single storey dwelling.

The site extends to 0.22 acres (0.888 ha) and enjoys open views over the surrounding village and countryside.

For sale by public auction at 3pm on Monday 23rd September 2024 at the Agricultural Business Centre, Bakewell, DE45 1AH

Auction Guide Price:

£150,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

The plot is conveniently located within the village of Crich on the Cromford Road adjoining Standcliffe House providing a nice semi rural outlook with easy access to the amenities of the village. The plot also includes the already constructed access way to the properties at the rear of the plot as shown on the attached plan

Viewing is essential to appreciate the location, setting and potential on offer.



Location:

The land which extends to 0.22 acres (0.888 ha) or thereabouts is situated on Cromford Road immediately adjoining Standcliffe House at Town End.

Crich is a sought after village in the Amber Valley District of Derbyshire with a thriving community and lies approximately 5 miles due north of Belper.

Apart from the usual local amenities the village is also home to the Crich National Tramway Museum.

Directions:

From the centre of the village proceed up the hill passing the Church on your right hand side and the building plot will be seen almost immediately in front of you and slightly to the right at the junction with Cromford Road.

Planning Permission Information

Planning consent was granted to construct a residential single storey dwelling and full details can be found on the Amber Valley District Council Website under application reference number: AVA/2024/0152

Services:

“Some services may be available within the access way whilst other services such as drainage are available within the highway”.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully on the B5057.

Rights of Way, Wayleaves and Easements:

The land is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. The properties to the rear of the plot will have access over the driveway which is included within this sale.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 23rd September at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Spire House, Ashbourne, Derbyshire, DE6 1DG. T: 01335 346772.

Contact: Denise Graham

Local Authority:

Amber Valley Borough Council, Town Hall, Market Place, Ripley, DE5 3BT

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion:

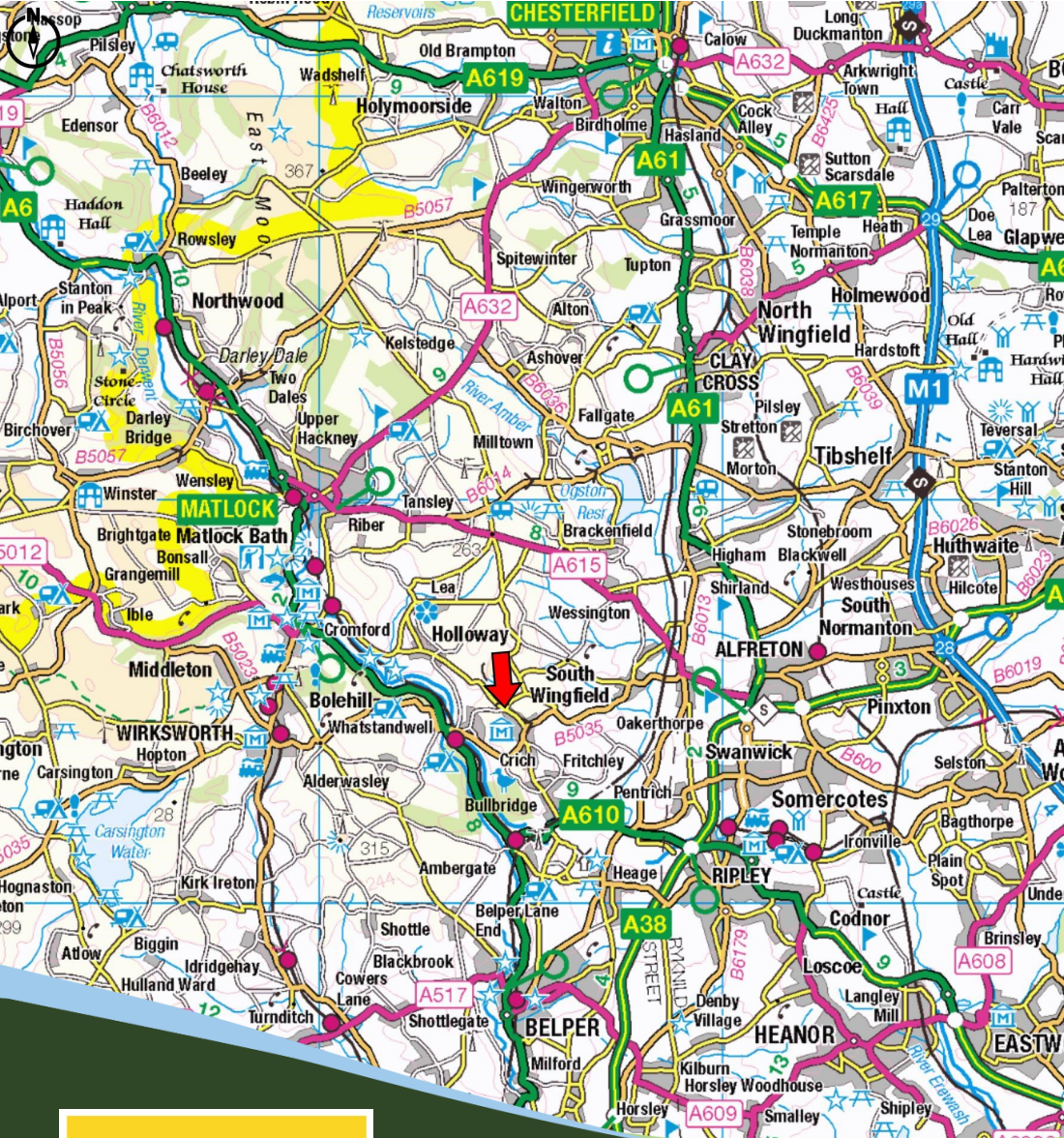
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. VAT). Please contact the auctioneers for further details.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. “The Guide Price is issued as an indication of the auctioneer’s opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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