



# Palace Cottage

Shottle



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Shottle

Belper

Derbyshire DE56 2DR



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0.63 ac



A truly rare and attractive opportunity to purchase a traditional, stone-built dwelling, set within approximately 0.63 acres, in the heart of the highly sought-after village of Shottle. This property requires complete renovation, offering a blank canvas and space to extend should a potential purchaser wish, subject to the necessary planning consents.

**For sale by public auction at 3pm on 22nd July 2024 at the Agricultural Business Centre, Bakewell, DE45 1AH**

**Auction Guide Price:**

**£450,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

## Description:

This charming, two-storey traditional stone dwelling, featuring dressed stone quoins and a slate-tiled pitched roof, provides a unique renovation opportunity. The accommodation formerly offered a large double fronted entrance porch, spacious reception room, dining room, kitchen and store, two double bedrooms and W/C.

A stone barn, previously utilised for storage purposes, is situated to the rear of the dwelling.

## Location:

Shottle and the surrounding area is a popular location, being close to the Peak Park and having a good road network across the region. The area is renowned for its picturesque countryside views, whilst maintaining close proximity to well-connected road networks, to include the towns of Belper, Wirksworth, Ashbourne, Matlock, and the city of Derby to boast commutability.





All measurements are approximate and for display purposes only

### Directions:

What3words: ///contents.lavished.interval

### Services:

The property is serviced with mains electric and drainage via a new private septic tank. The property has been supplied by a natural spring water supply, however the buyer will need to install a new private supply.

### Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

### Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: Bakewell@bagshaws.com.

### Rights of Way, Wayleaves and Easements:

The property 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.

### Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 22nd July 2024 at The Agricultural Business Centre, Bakewell, DE45 1AH.

### Vendor's Solicitors:

Currey & Co LLP, 33 Queen Anne Street, London W1G 9HY

### Local Authority:

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

### Council Tax Band – E

### EPC Rating – G

### 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:

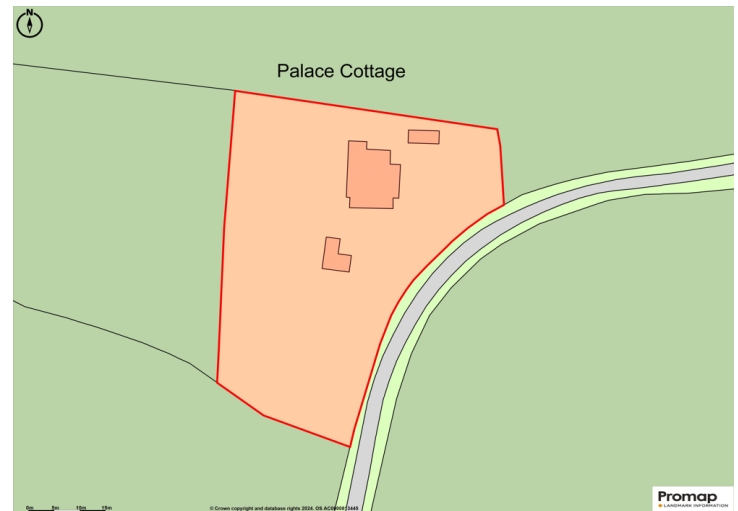
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding 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 plus 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.





**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

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