



Palace Cottage

Shottle



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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 Private Treaty

Guide Price:

£375,000



Bakewell Office - 01629 812777



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.





Ground Floor

First Floor

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 for sale by private treaty.

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

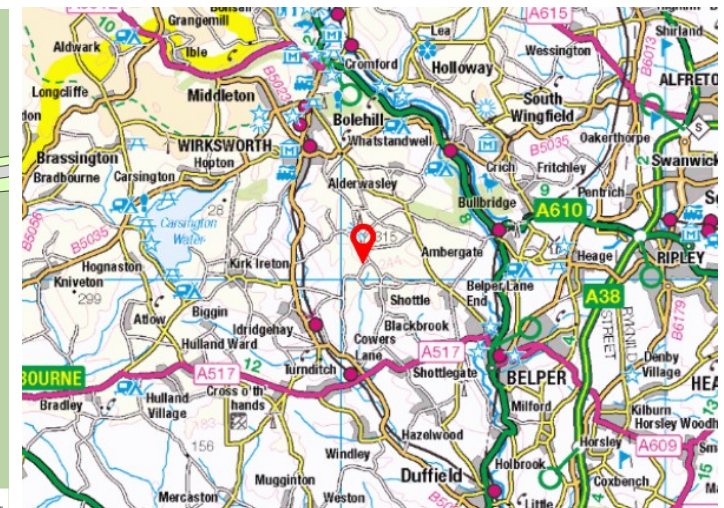
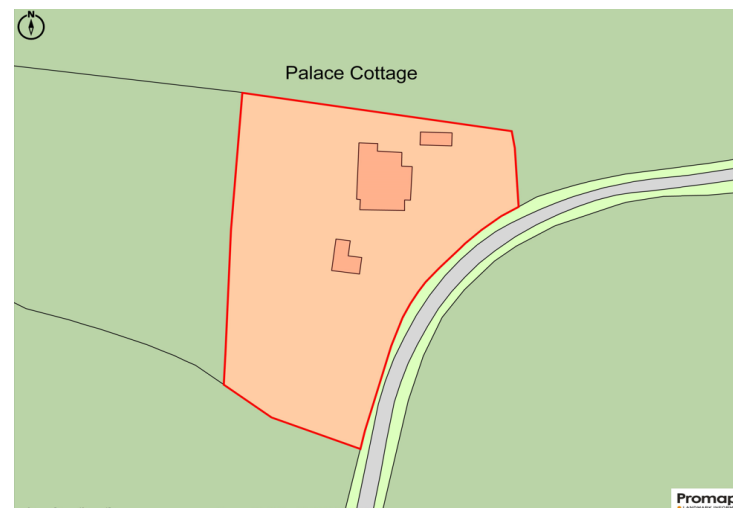
EPC Rating – G

Overage Clause

The property will be subject to an overage clause, an overage of 50% on any uplift in value arising from planning consent granted for more than one dwelling including ancillary landscaping and infrastructure, for a period in perpetuity from completion. For avoidance of doubt, this overage clause will not apply for planning permission for one dwelling.

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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