



26 Church View

New Mills



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High Peak

Derbyshire

SK22 4AW



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An excellent opportunity to purchase a two-bedroom apartment of stone construction, situated in the popular town of New Mills. The dwelling requires complete renovation; however, it holds great potential, offering a fantastic opportunity for the purchaser to put their own stamp on the property and realise its full potential.

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

Auction Guide Price:

£60,000



Bakewell Office - 01629 812 777



bakewell@bagshaws.com

Location:

New Mills is a sought-after location, benefiting from a wide range of amenities to includes schools, shops, cafes, and recreational facilities, whilst remaining conveniently located nearby to the vibrant towns of Buxton, Glossop, and Chapel-en-le-Frith, as well as the bustling city of Manchester. With excellent road and rail networks across the region, residents enjoy both the tranquillity of rural living and the convenience of urban amenities. Additionally, the town also benefits from its proximity to the Peak District National Park, providing easy access to stunning natural landscapes and outdoor activities.

Description:

The property briefly comprises a one-storey apartment of stone construction, featuring a slate tiled pitched roof. Window and door casements are of timber construction; each supported by stone lintels and cills. Internally, the apartment features a living room, kitchen, two bedrooms, and a spacious family bathroom, all of which require complete renovation. However, this presents a fantastic opportunity for the purchaser to put their own stamp on the property.

Please note, access to the property is only available by two flights of stairs.

Directions:

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Services:

The property is serviced with mains water, electric, gas and drainage.

Tenure and Possession:

The property is leasehold.

Further information is available in the title pack.

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 land is offered by Public Auction at 3.00pm on Monday 23rd September 2024 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Solicitors Details:

Legal department at High Peak Borough Council

Local Authority:

High Peak Borough Council, Buxton Town Hall, Market Place, Buxton SK17 6EL

Council Tax– B**EPC Rating– D****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.

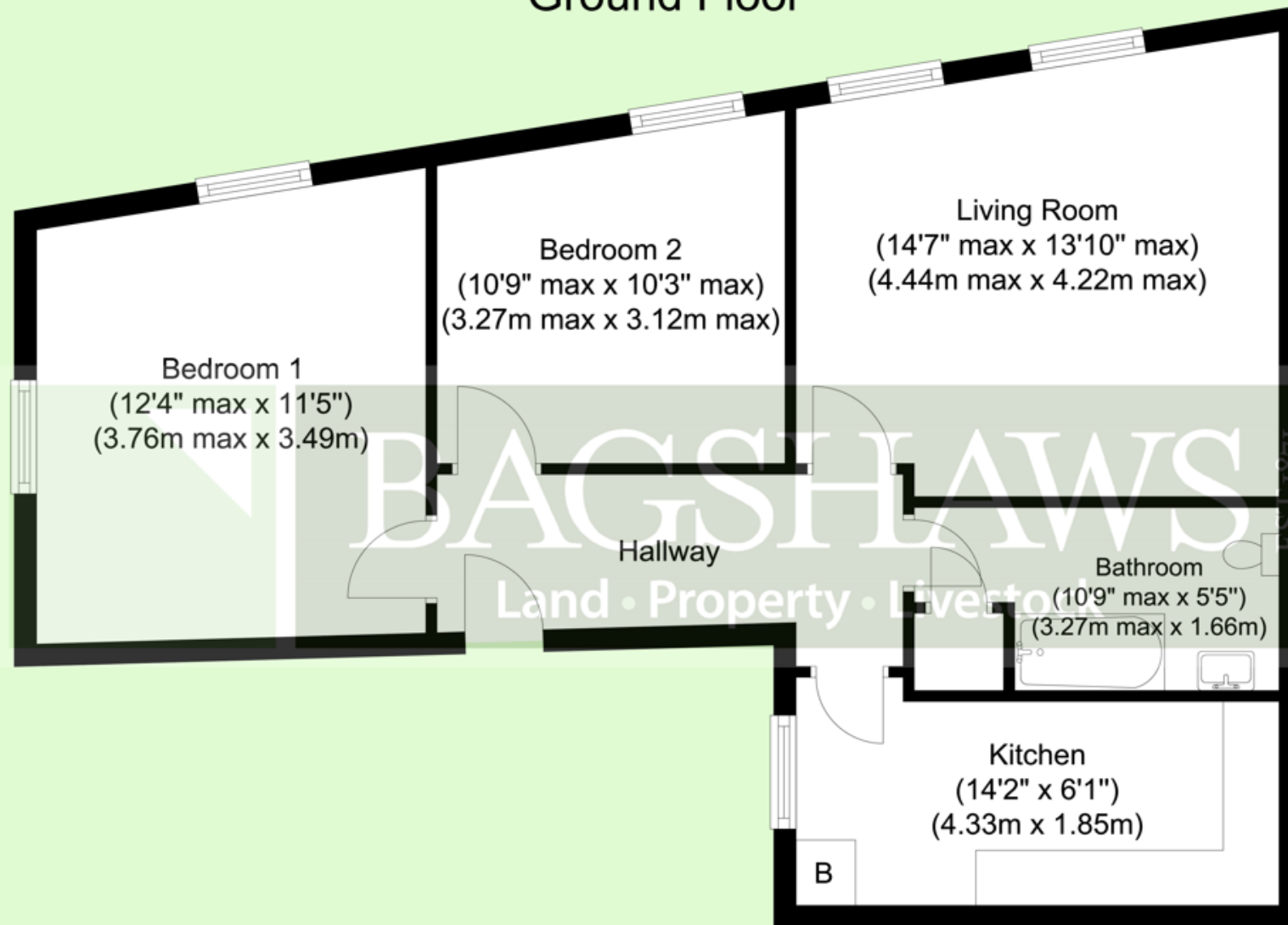
Conditions of Sale:

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.

Ground Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



Please note, this plan includes 17 Meal Street, 26 Church View, and 32 High Street.



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