



The Croft Whatstandwell

The Croft
Wirksworth Road
Whatstandwell
Matlock DE4 5HS



0.74 ac

A rare opportunity to acquire a good-sized building plot extending to approximately 0.74 acres (0.3 hectares), with planning permission for the erection of a dwelling. The plot benefits from roadside access, and good transport links.

For sale by Public Auction at 3pm Monday 24th March 2025 at the

Agricultural Business Centre, Bakewell, DE45 1AH

Auction Guide Price : £200,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

The sale of this plot offers an exciting opportunity to acquire a parcel of land in a quiet location, with planning permission for the erection of a dwelling and the use of land for residential purposes (C3 Use Class) by the granting of a certificate of existing lawful use or development. The plot extends to 0.74 acres and is currently down to grassland hosting a range of mature trees and bounded by dry stone walling. The property will suit a small-scale developer, or those seeking a project to build their family home.

Location:

The plot is situated on the edge of the village of Whatstandwell, with great accessibility to a number of nearby towns offering a wide range of amenities, including Wirksworth (2.9 miles), Belper (5.6 miles), Matlock (6.5 miles), and Ashbourne (12.0 miles). The cities of Derby and Nottingham are each within a 20 mile radius. The plot situates in a rural location with a wide variety of popular walks and beauty spots on offer nearby.



Directions:

From the centre of Crich, head southwest on Sandy Lane and continue out of the village on the B5035. At the junction turn right signposted for Matlock, and follow the road around the corner. Bear left up the hill onto Wirksworth Road and follow the road for approx. 0.5 miles. The property can be found on your right hand side indicated by our 'For Sale' board. What3words: unions. reworked.respects

Planning Reference No.

For more information, visit Amber Valley Borough Council using this ref: AVA/2024/0486

Services:

The plot benefits from mains water and electricity. There is no drainage connected currently.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777 . Please park carefully.

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.

Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Spire House, Waterside Business Park, Ashbourne, Derbyshire DE6 1DG

Local Authority:

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

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.

Broadband Connectivity:

It is understood that the site is not currently connected to broadband services. We recommend that prospective purchasers consult (<https://www.ofcom.org.uk>) to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property has average mobile network coverage. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 24th March 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Parking:

Parking will be available on site, once the building works commence.

Money Laundering Regulations 2017:

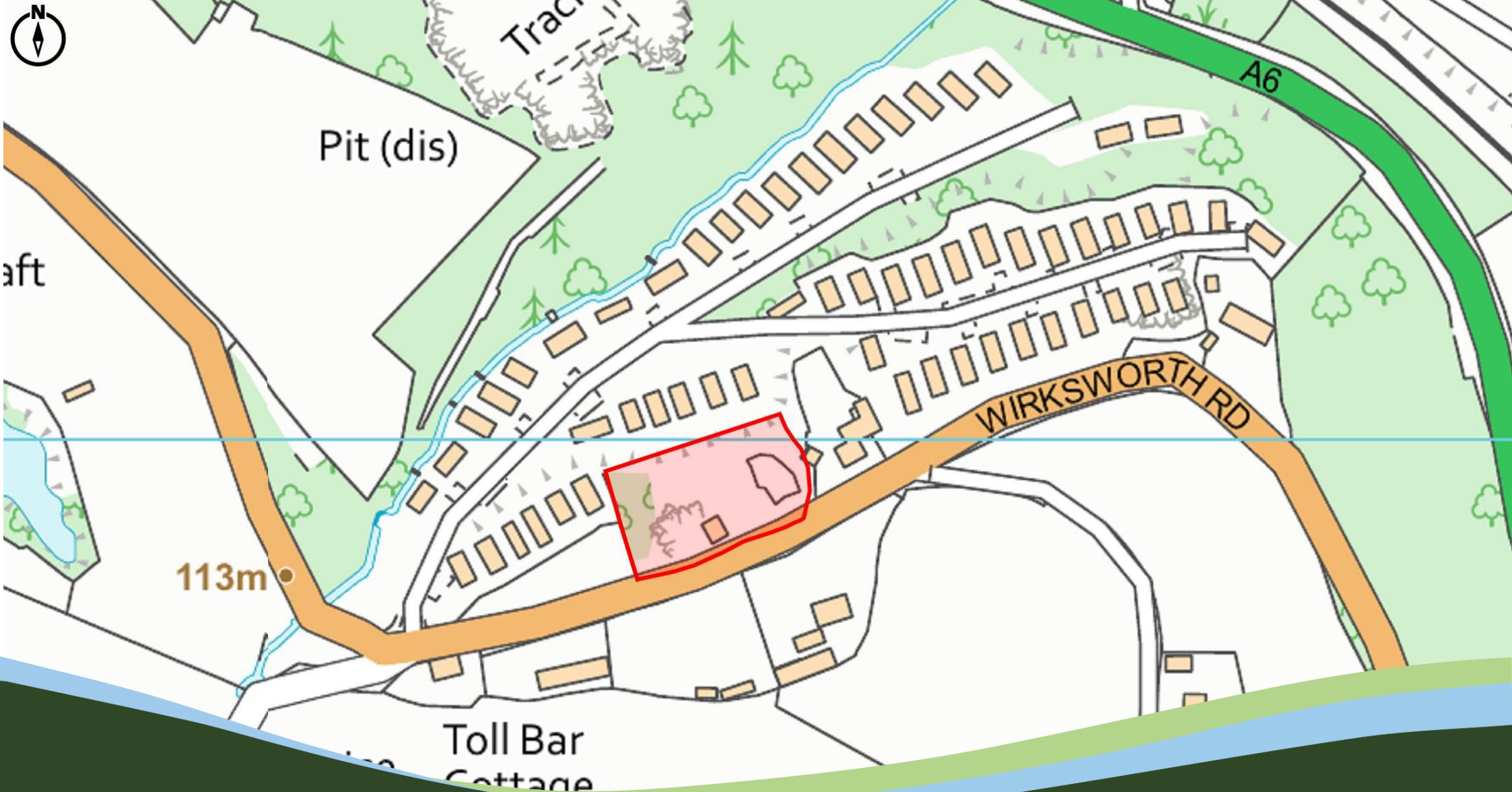
All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

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 otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of 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. of VAT) payable on the fall of the hammer. 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.



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