



Wharf Bungalow

Tibshelf, Alfreton



Wharf Bungalow

Mansfield Road

Tibshelf

Alfreton

DE55 5NG



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0.95 ac



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An exciting offering including a bungalow with accommodation in need of renovation, a detached garage, surrounding lawned gardens, and an adjoining grass paddock all totalling approximately 0.95 acres. The property enjoys an attractive position ideal for commuters, whilst enjoying a peaceful outlook.

The property offers plentiful opportunity for those seeking a renovation project.

For sale by Public Auction at 3pm Monday 21st July 2025 at the Agricultural Business Centre, Bakewell, DE45 1AH

Guide Price:

£350,000



Bakewell Office - 01629 812777



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Wharf Bungalow

Location:

Wharf Bungalow is set in a semi-rural location, close to Tibshelf and Sutton in Ashfield where a wide range of amenities can be found including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations. The towns of Mansfield (5.7 miles), Chesterfield (8.1 miles) and Matlock (10.8 miles) are easily accessible and the cities of Derby, Nottingham, and Sheffield are each within a convenient 20 mile commute respectively. Despite its easy access for commuters to nearby commercial districts it is immediately surrounded by open countryside providing attractive, rural outlooks.

Description:

The sale of Wharf Bungalow presents a fantastic opportunity for a full renovation. This generous plot extends in total to 0.95 acres and offers much potential. There is a two bedroom bungalow in need of renovation; a detached double length garage, private driveway, outbuildings, extensive surrounding gardens and a grassland paddock completes this property.

The property lends itself to those seeking a larger than average plot in a popular and highly accessible location. For those interested in hobby farming, it boasts a good sized paddock.

Directions:

From Sutton-in-Ashfield town centre, head northwest on B6028 to the roundabout. At the roundabout take the second exit onto B6014 Fackley Road and follow the road into Fackley village. With The Carnarvon pub on the right hand side, follow the road round to the left onto Tibshelf Road, continue on to Wild Hill where the property can be found on your left hand side after 2 kilometres

What3Words/////energetic.wisely.hero

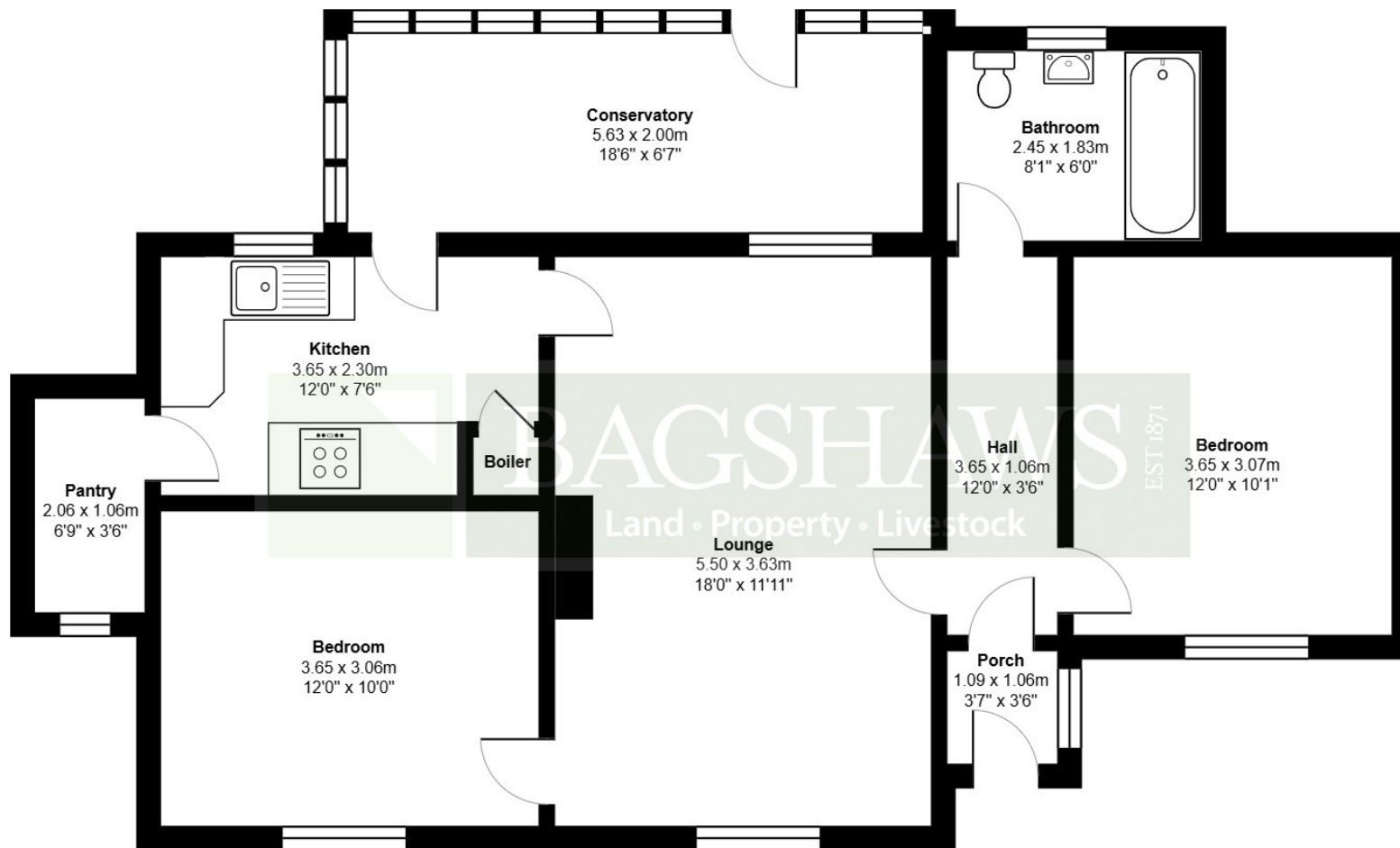


Accommodation

Wharf Bungalow presents a traditional brick built bungalow requiring internal modernisation and refurbishment, with living accommodation spread across one floor and ample opportunity to adapt and alter to a purchaser's preference. The bungalow offers a 'blank canvas' with much potential, suiting those seeking a renovation project, in a pleasant rural position.

A porch to the front opens into the hallway and leads to a spacious lounge with a fireplace. There is a kitchen with fitted units, electric cooker and a useful pantry space. There are two good sized bedrooms, with a family bathroom offering a basin, bath and w/c. A conservatory at the rear of the bungalow offers additional utility space.





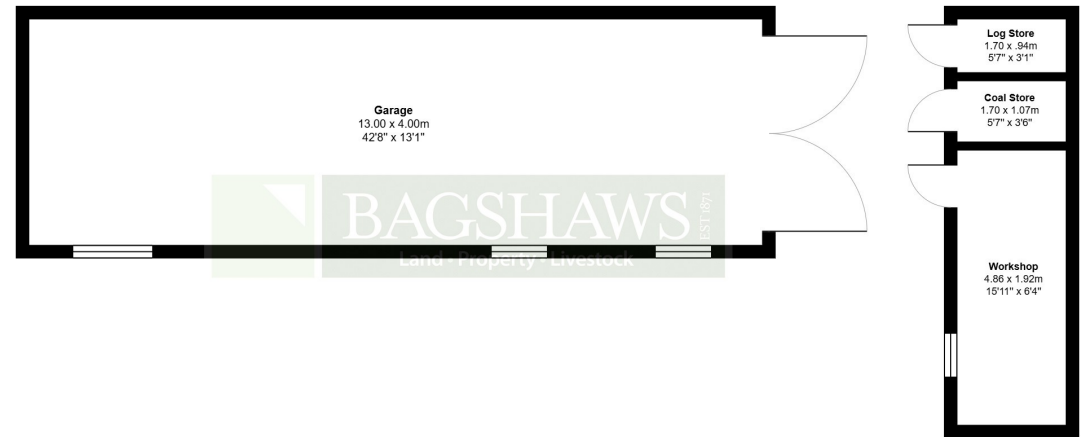
Ground Floor

All measurements are approximate and for display purposes only

Externally

Wharf Bungalow offers a generous plot of approximately 0.95 acres (0.38 hectares), including gardens, outbuildings, and an adjoining paddock. The property offers good roadside access, and a driveway with garage and space for multiple vehicles. The gardens to the property surround the bungalow. It is bounded by mature hedgerows, with lawned areas and mature trees and shrubbery, appealing to keen gardeners and those seeking aspects of country living, in a semi-rural location.

A collection of outbuildings are located around the plot, including a detached double-length garage, a workshop with adjoining log and coal stores, timber and other garden storage and a greenhouse. The buildings are in need of some repairs and maintenance but are in situ, and there is ample space to erect more should one wish (subject to planning consent).



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.

General Information

Services:

The property benefits from mains water and electricity, with private drainage via a septic tank. There is a solid fuel heating system.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Fixtures and Fittings :

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Council Tax Band: C **EPC Rating:** F

Local Authority:

Ashfield District Council, Council Offices, Urban Road, Kirkby in Ashfield, NG17 8DA.

Vendor's Solicitors:

Taylor Emmet Solicitors, Bridge Street, Bakewell, DE45 1DS. Tel: 01629 812613.

Viewing:

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

Broadband Connectivity:

It is understood that the property does not have broadband service. 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 is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this location.

Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 21st July 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

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) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 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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