



47 Chesterfield Road
Shirland



47 Chesterfield Road

Shirland
Alfreton
DE55 6BN



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A truly exciting opportunity to acquire a very attractive renovation project.

47 Chesterfield Road offers a purchaser a detached property with brick built outbuildings in a sought after location, with good sized gardens and off road parking. The property has undergone considerable works already and presents the ability to finish to the taste of the buyer. The Brick built out buildings give opportunity to further develop these for a variety of uses, subject to the appropriate planning consents.

**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



Bakewell@bagshaws.com





47 Chesterfield Road

Location:

The charming village of Higham offers great accessibility, being nearby to the town of Alfreton, as well as being a short drive away from the stunning landscapes within the Peak District National Park. A wide range of amenities and facilities are available close-by, with great accessibility and commuter access to larger towns including Matlock (6.9 miles), Chesterfield (8.0 miles), and Mansfield (10.5 miles). The cities of Nottingham, Derby and Sheffield are all within a 20 miles commute, whilst the location boasts easy access onto the M1 motorway Junction 28.

Description:

47 Chesterfield Road is a detached brick built property in a sought after location, having undergone some renovation and offering the ability to finish it to the buyers preferences, the ground floor is set to host a good sized living room, a Kitchen Diner and a downstairs w/c, the first floor has been set out to host three/four double bedrooms, a family bathroom and additional room currently planned to be laundry room, but would suit a home office or play room with the loft conversion to host a master bedroom with ensuite facility.

Directions:

From Alfreton town centre, head north on the A61 Chesterfield Road and follow the road for approximately 1.5 miles through the village of Shirland. Continue along the A61 the property lies on the left hand side as the village is approached, as indicated by our For Sale board.

What3Words///fractions. Gossiped.ladders

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 specific location.



Accommodation

47 Chesterfield Road presents a traditional brick built detached property, taken back to brick and the renovation process has begun, allowing a purchaser to finish the process and personalise the property.

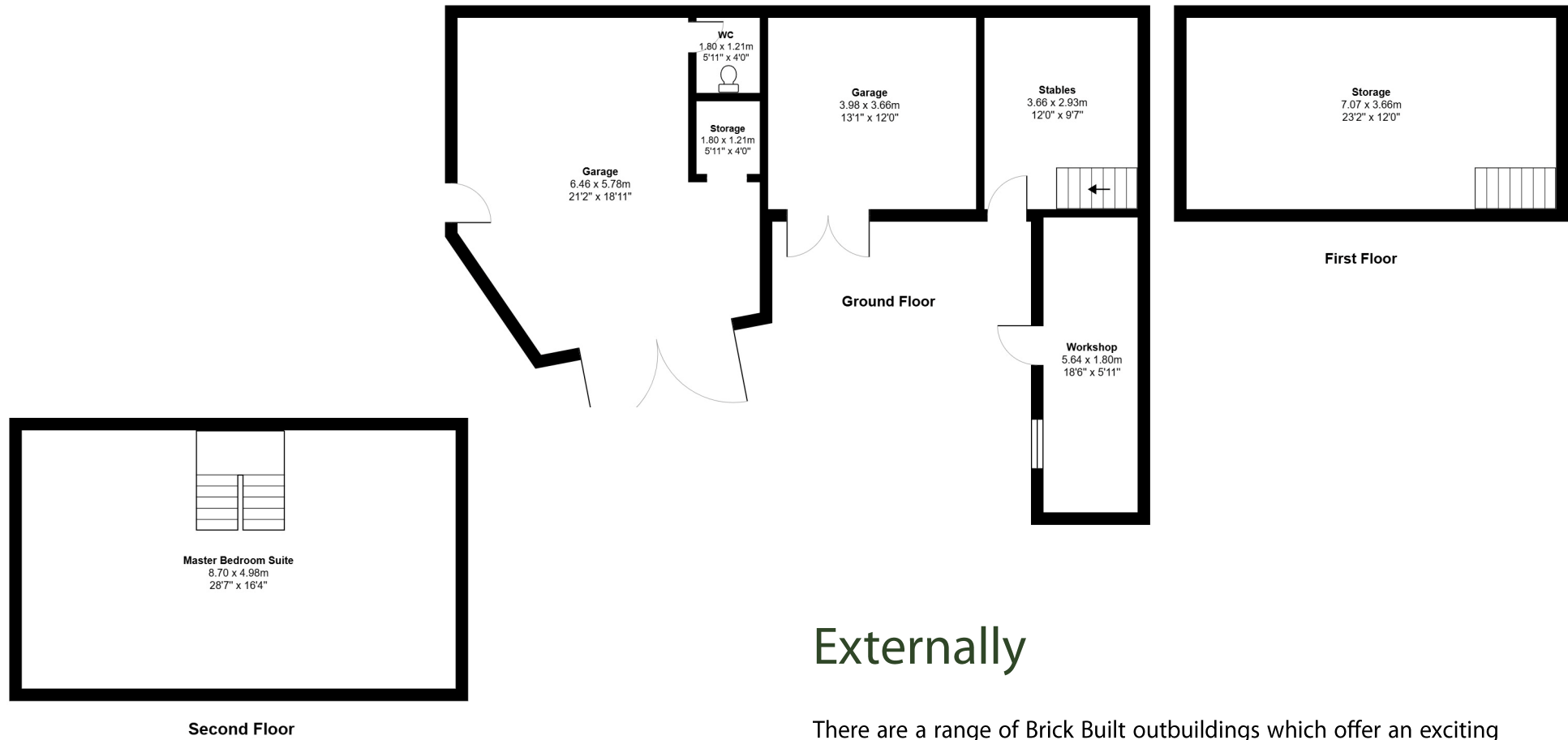
The property hosts to the ground floor, a good sized Living room, which benefits from double glazed bifold doors to the rear garden, a Dining Kitchen which enjoys dual aspect windows to front and rear, with stable door to the rear garden, there is space allocated for downstairs loo under the stairs..

The First Floor is laid out to host three Double bedrooms , a Laundry Room which could be utilised as a fourth bedroom, Home Office, Play room or Dressing Room to suit the purchasers requirement and Family Bathroom.

The Second Floor will be a Master Bedroom with En Suite facility.





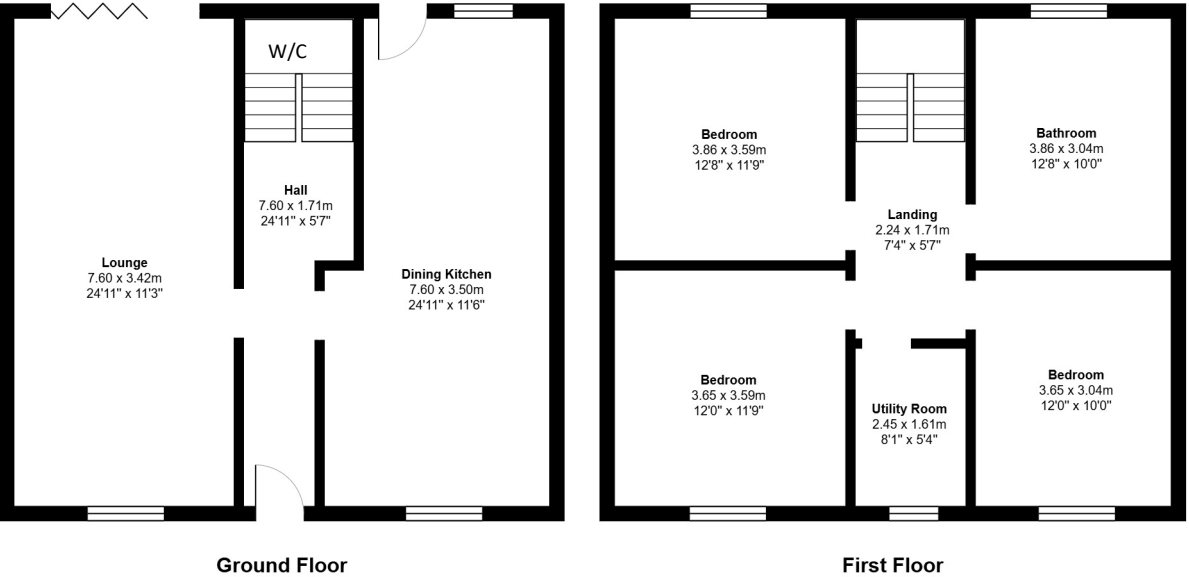


Externally

There are a range of Brick Built outbuildings which offer an exciting opportunity for conversion to a variety of uses, subject to the necessary planning consents, the buildings are currently being re-roofed and will be sold with the benefit of that.

The property has a good sized rear garden, which is enclosed and private.

There is off road parking by way of a driveway to the side of the property.



General Information

Services:

The property benefits from all mains services.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

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

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: D **EPC Rating:** E

Local Planning Authority:

North East Derbyshire District Council, District Council Offices, 2013 Mill Lane, Wingerworth, S42 6NG

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

Viewing:

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

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.

Method of Sale:

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

Vendor's Solicitors:

Taylor Emmet Solicitors, Bridge Street, Bakewell, DE45 1DS

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.

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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