



7 The Hill
Cromford



**7 The Hill
Cromford
Matlock
Derbyshire
DE4 3RF**



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A rare opportunity to acquire a Grade II Listed mixed-use property briefly comprising a retail unit, two one bedroom apartments, all together with a stone-built barn benefitting from planning consent for holiday accommodation, a smaller stone outhouse, and adjoining gardens. The property occupies a central location within the historic village of Cromford, benefitting from good transport links, and presents huge investment opportunities.

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

Guide Price: £300,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





7 The Hill, Cromford

Location:

The property enjoys a semi-rural position, centrally located within the historic village of Cromford offering a good range of local amenities including shops, cafés, pubs, a primary school, with excellent access to walking routes and the nearby Peak District National Park. A wider range of amenities can be found in further nearby towns including Matlock (approx. 2 miles), Wirksworth (3.5 miles), Belper (9 miles), and Chesterfield (11 miles), with supermarkets, doctors, secondary schools, and high street shops. The cities of Derby, Sheffield, and Nottingham are all within a 30- to 40-minute drive, offering convenient options for commuters. Cromford also benefits from a village train station offering connectivity to larger settlements.

Description:

The sale of 7 The Hill offers a unique opportunity to acquire a Grade II Listed mixed use property in an accessible village location, situated on the outskirts of the Peak District National Park. The listing forms part of the Derwent Valley Mills World Heritage Site, highlighting the historical importance and traditional features the property has to offer.

The property presents a mid-terrace property internally comprising a ground floor retail premises, and two one bedroom apartments across the first and second floors. The apartments have recently been refurbished offering modern touches to complement the traditional period features, and provides great investment opportunity whether they are let on a short term basis or for holiday accommodation. Externally to the rear, the property offers a stone-built former 'bakehouse' with consent to convert into a holiday cottage, together with a second smaller stone building and pleasant adjoining gardens.

The property offers a fantastic investment opportunity; viewing is highly recommended to fully appreciate its potential.

Directions:

From Matlock town centre, head south along the A6 Dale Road and continue straight for approx. 2.5 miles passing through the Matlock Bath. At Cromford traffic lights turn right into the village onto Cromford Hill B5036. the property can be found approx. 250 yards up on the left hand side, indicated by our 'for sale' board.

What3Words/////honest.Headboard.trusts

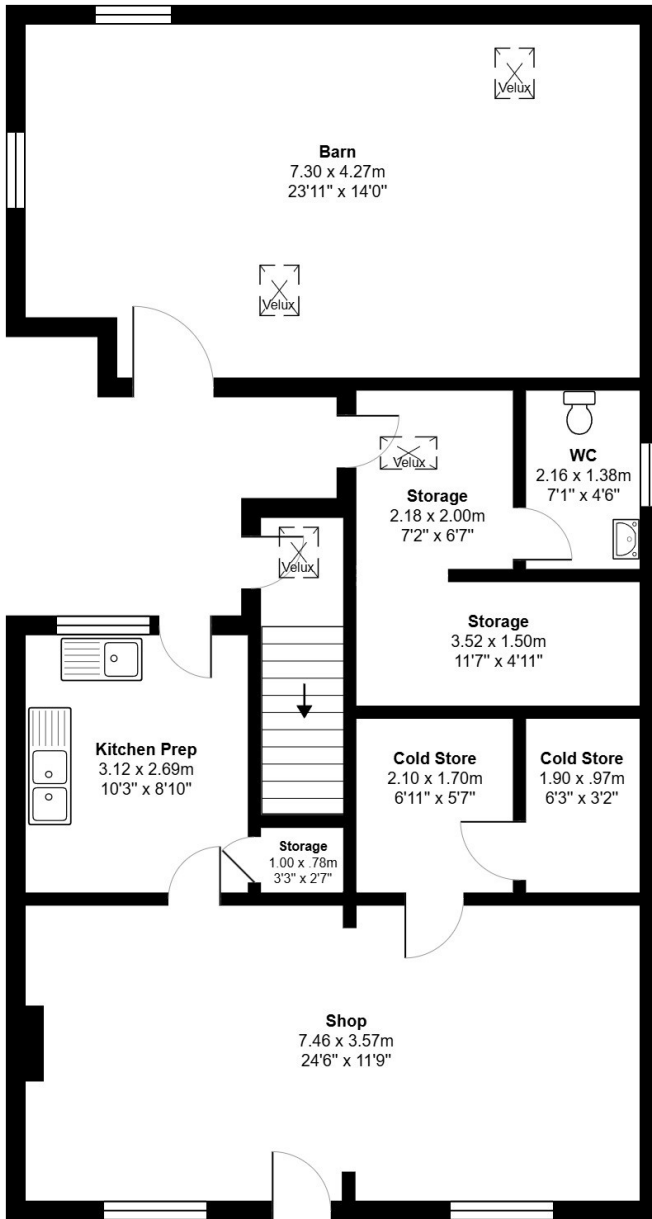


Description

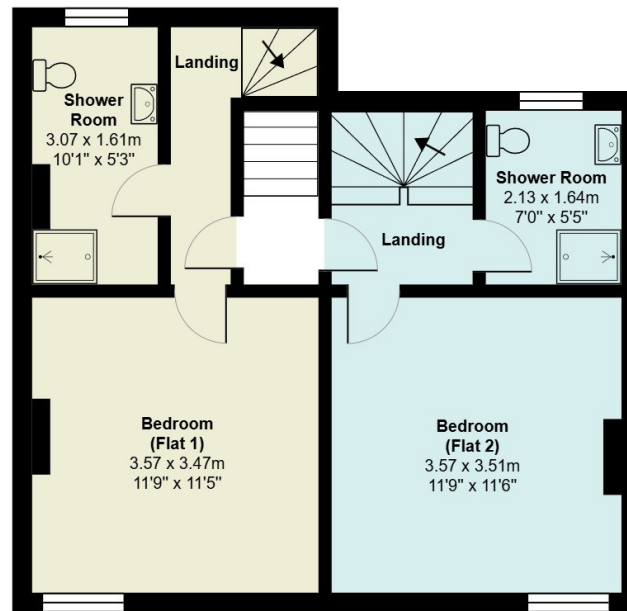
7 The Hill presents a Grade II Listed (ref; 1248498) traditional mid-terrace mixed-use property, offering great investment opportunities, having recently undergone internal accommodation modernisation. The shop floor is welcomed with external access from the front leading into an open space with dual aspect windows, currently housing a counter and hand basin. A Kitchen/prep station lies to the rear of the shop floor, with a basin, offering external access into the rear yard, whilst a cold store lays to the other side internally divided into two. The yard area to the rear offers access into the stairwell up to the two apartments, both split across the first and second floors with accommodation that has recently been refurbished to preserve the characterful features alongside modern fittings. To the first floor, both apartments offer a double bedroom and private shower room with modern white suites. The second floor provides each apartment with an open plan living, dining kitchen area with tasteful fitted units and pleasant living spaces.

Although currently suited to butchery enterprises, the retail premises has great flexibility in its uses whilst also offering potential for conversion into residential accommodation (subject to the necessary planning consents).





Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only

Externally

Adjoining the ground floor retail unit, and accessed from the rear yard, a storage room offers a generous space with separate w/c, to be adapted to suit a purchaser's needs. The property also benefits from an adjoining single storey stone-built barn (31.17m²), formerly utilised as a 'bakehouse' ancillary to the butchers shop. The barn offers a useful space, flexible in its uses whether that be as a workshop or general storage, benefitting from planning consent to convert into a holiday cottage. The barn is in good heart, with exposed timbers to eaves and velux windows to the roof. The rear shared courtyard leads to an additional section of the property where a single storey stone-built outbuilding offers further useful space, adjoining a pleasant lawned garden area suited to allotment use or vegetable plots. The property to the rear is accessed via a track from the roadside, situated to the end of the row of terraces, access is granted via a right of way and shared with the neighbouring properties.

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



General Information

Services:

The property benefits from mains water, electricity, gas, and drainage.

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 for the flats: A **EPC Rating: TBC**

Local Authority:

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

Vendor's Solicitors:

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock DE4 3LZ.

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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