



Hollyseat Cottage

Shottle



Hollyseat Cottage

Plains Lane

Blackbrook

Shottle

Derbyshire DE56 2EE



3



2



1



TBC



0.62 ac

An exceptional opportunity to purchase a charming, detached former dwelling of part stone and brick construction, beautifully positioned within a generous 0.62 acre development plot on the edge of the highly sought-after village of Shottle. This characterful property benefits from approved planning permission for part demolition and remodelling of the existing dwelling, to include extensions and alterations, offering the perfect canvas to create a bespoke country home (Application Reference No.: AVA/2023/0016).

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

Auction Guide Price:

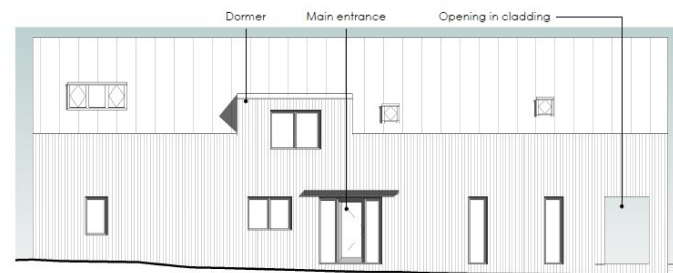
£400,000



Bakewell Office - 01335 342201



bakewell@bagshaws.com

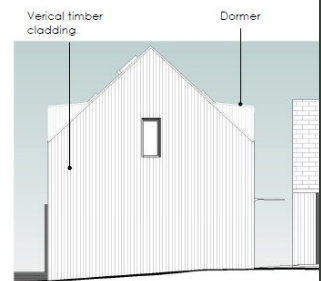


North West

1 : 100

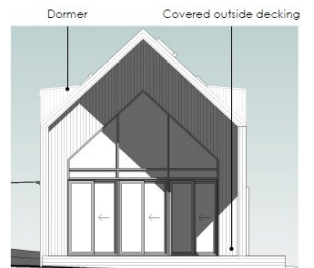


South East

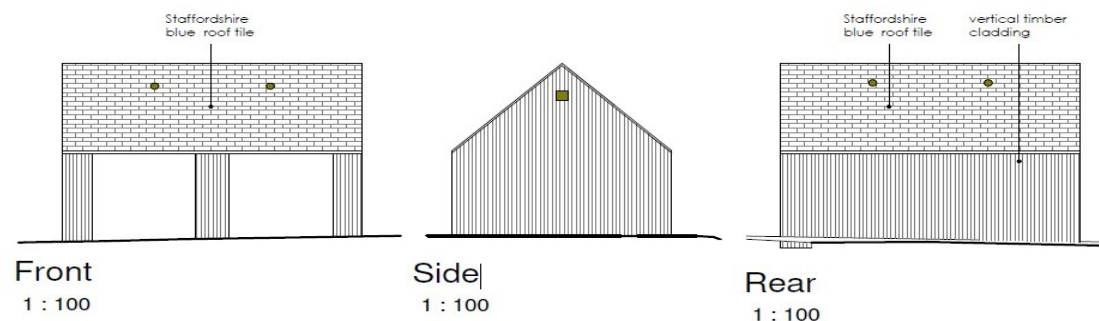


North East1

1 : 100



South West



Description:

This detached traditional cottage provides great opportunity to create a substantial family home, seeking full renovation but with good-sized living spaces. Accommodation spreads across two floors, with planning permission to extend the ground floor accommodation. Externally the property offers a spacious plot of approx. 0.62 acres, entirely bounded by mature hedgerows offering serenity and privacy. The extensive gardens surround the cottage with many mature trees and shrubbery, offering ample space for those with amenity interests to enjoy. The views are secluded, overlooking adjoining farmland, providing a peaceful haven with much space for outside seating and dining areas. Access to the property is via a driveway, with plentiful parking for multiple vehicles.

Location:

Hollyseat Cottage is situated in the sough-after village of Shottle, offering sweeping views across the picturesque Derbyshire countryside. The location benefits from a well-developed regional road network, providing convenient access to nearby towns such as Belper, Wirksworth, Matlock, and Ashbourne. The city of Derby is also easily accessible via the B5023 and A6, making the area especially appealing to those seeking a balance between peaceful, countryside living and daily commutability.

Planning Permission:

Part demolition and remodelling of existing dwelling including extensions and alterations, together with the erection of a double carport. Full details can be found on Amber Valley Borough Council website with ref: AVA/2023/0016.

Directions:

What3words:///notice.skis.correctly

Services:

All services have been disconnected to the property. We understand mains electric is on site and potentially could be reconnected, subject to approval by the electricity board.

Overage Clause:

The property will be subject to an overage clause, an overage of 50% on any uplift in value arising from planning consent granted for more than one dwelling including ancillary landscaping and infrastructure, for a period in perpetuity from completion. For avoidance of doubt, this overage clause will not apply for planning permission on the original dwelling.

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Timber Rights:

We understand the timber rights are included as far they exist.

Broadband Connectivity:

Broadband connectivity is not presently available at the property however it is understood that this can be obtained via mobile and/or satellite. We recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

Mobile Network Coverage :

Owing to the property's location, mobile network coverage may be limited. 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.

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. A right of way in favour of the neighbouring land owner exists across the driveway.

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.

Vendor's Solicitors:

Currey & Co LLP, 33 Queen Anne Street, London W1G 9HY.

Local Authority:

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

EPC Rating — TBC

Council Tax Band — D

NOTICE:

Upstairs access is prohibited due to uncertain structural safety. For your protection, please wear appropriate footwear at all times. Children are not permitted on the premises. We appreciate your understanding and cooperation in ensuring

everyone's safety.

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.

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:

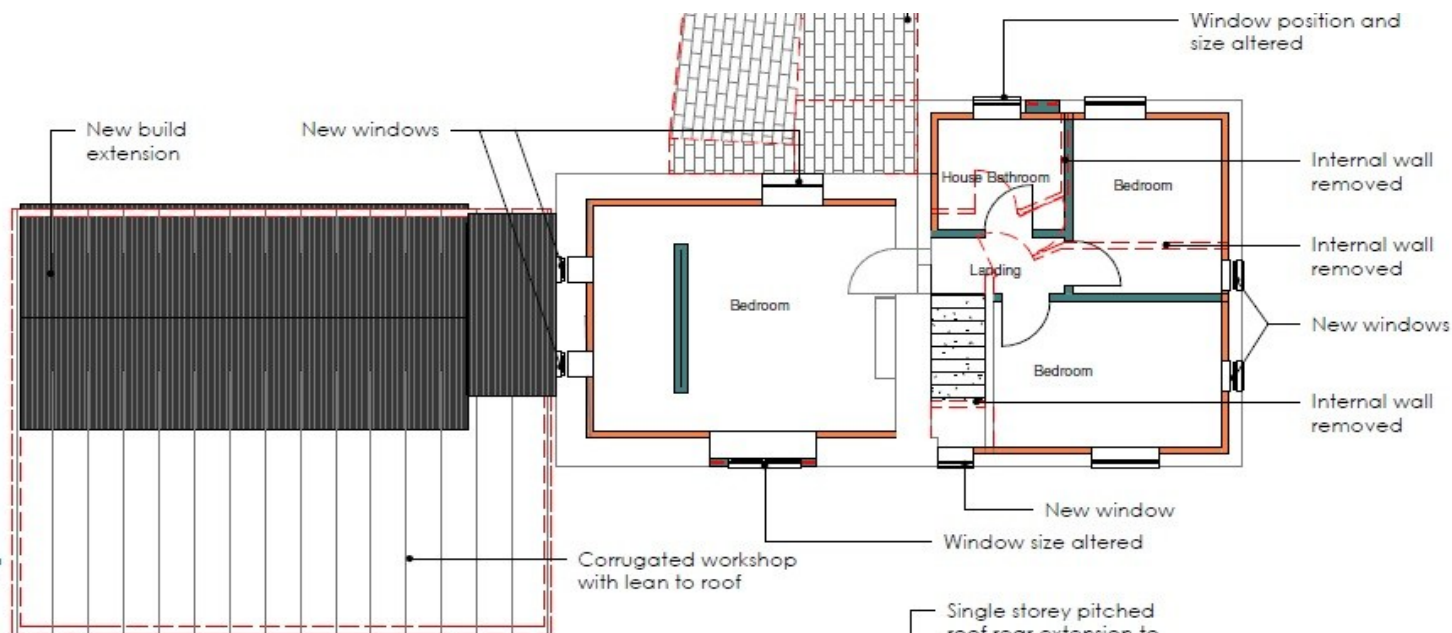
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions 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.

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.

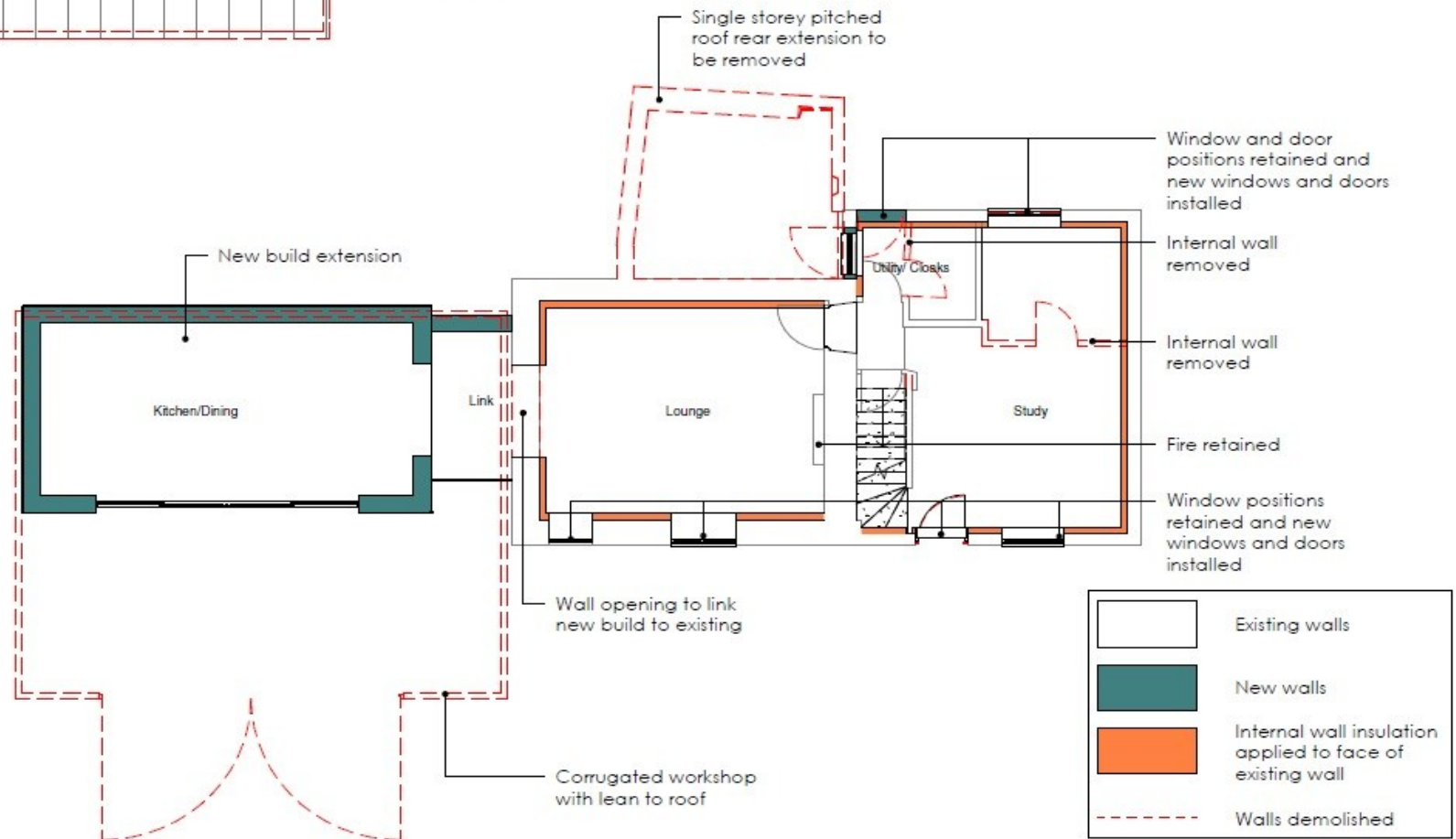
First Floor

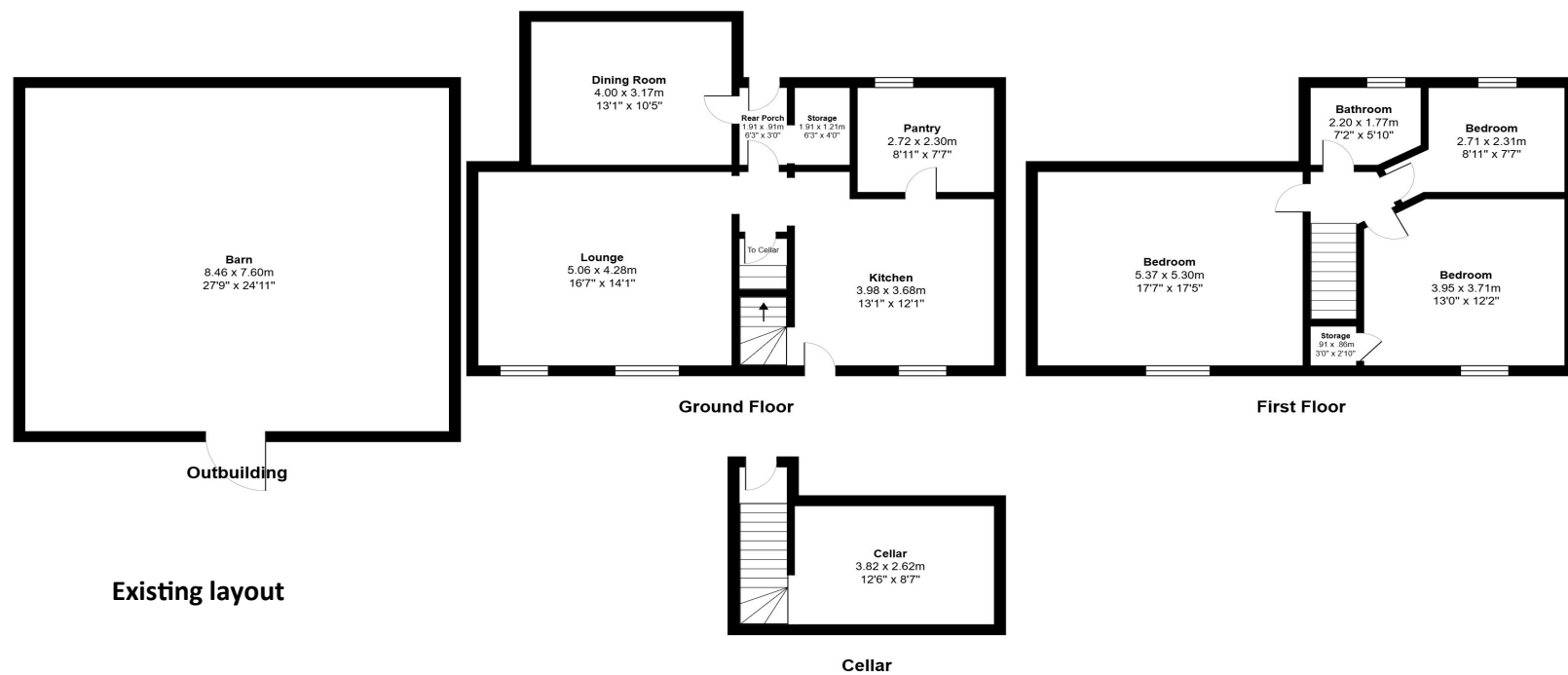
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Ground Floor

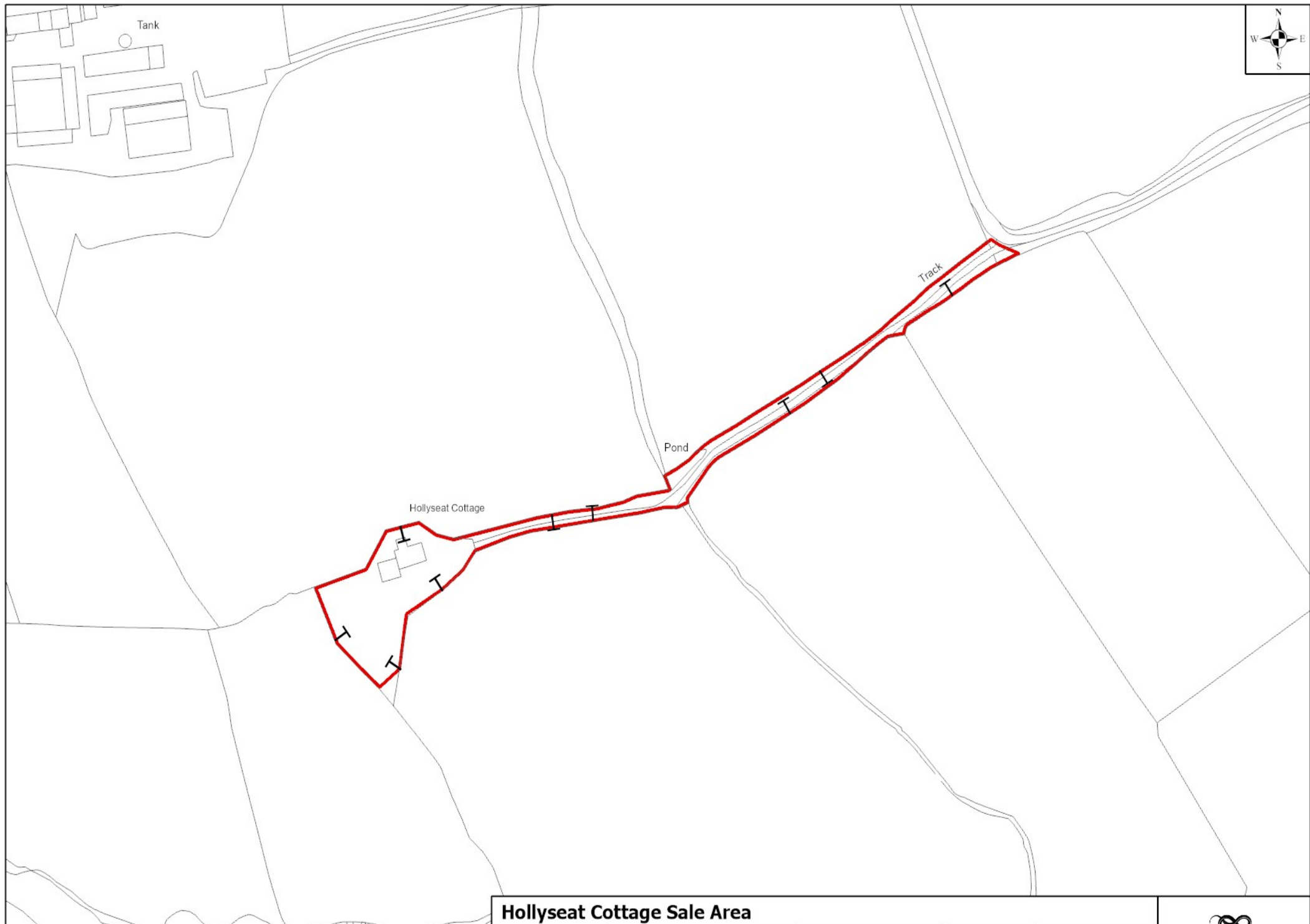
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All measurements are approximate and for display purposes only





Hollyseat Cottage Sale Area





Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

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**The Property
Ombudsman**

