

Church Lane

Ellastone, Ashbourne, DE6 2HB



FOR SALE BY AUCTION THURSDAY 29TH MAY 2025

Nestled in a quiet and peaceful location in the beautiful and historic village of Ellastone, is a unique and appealing five bedroomed end of terrace period property, offered for sale with immediate vacant possession.

Auction Guide Price £165,000

John German

The property requires a comprehensive scheme of improvement and upgrading and internally the double glazed and oil fired centrally heated living accommodation in brief comprises of entrance hall, front sitting room, utility room with guest cloakroom, fitted dining kitchen with a range style cooker and timber framed double glazed conservatory.

To the first floor landing there are two double bedrooms and shower room. To the second floor landing there are two further double bedrooms and a single bedroom.

A particular feature is how the property is set nicely back from the road behind a well kept deep fore garden with adjacent concrete patterned driveway which provides ample car standing space and leads to a detached garage. To the rear there is an enclosed garden backing onto open fields with far reaching countryside views.

In our opinion there is significant potential to extend the property subject to obtaining the necessary planning and building regulation approval.

Ellastone is a pretty and charming village location which boasts the well known Duncombe Arms Public and Restaurant, tennis club, church and is well positioned for the River Dove, Ashbourne and Alton Towers.

- Entrance Hall - 24ft 8 x 2ft 9
- Front Sitting Room - 13ft x 8ft 9
- Utility Room - L-shaped 8ft 8 x 6ft 2
- Guest Cloakroom - 5ft 7 x 2ft 1
- Fitted Dining Kitchen - 13ft 2 x 12ft 2
- Timber Double Glazed Conservatory - 13ft x 6 ft with additional store room measuring 3ft 7 x 5ft 3
- First Floor Landing - L-shaped 12ft 2 x 5ft 6
- Bedroom One - 17ft 1 reducing 11ft 2 x 12ft 2
- Bedroom Two - 13ft 1 x 12ft 3
- Shower Room - 7ft 7 x 5ft 1
- Second Floor - 10ft 4 x 2ft 9
- Bedroom Three - 13ft into chimney recess x 12ft 3
- Bedroom Four - 12ft 1 x 12ft
- Bedroom Five - 9ft x 7ft 1

Outside
The property is set nicely back from the road behind a well kept deep fore garden with adjacent concrete patterned driveway which provides ample car standing space and leads to a detached garage. To the rear there is an enclosed garden backing onto open fields with far reaching countryside views.

Note
We are advised by the seller that the property has a septic tank which does not conform to current regulations

Conservation Area
We have been made aware this property is in the Ellastone conservation area. Prospective buyers are advised to make all necessary independent enquiries prior to bidding, as any bid made will be binding.

Flood Risk
Rivers and Seas - Very low. Surface Water - Very low.

Building Construction
Solid brick, as built, no insulation (assumed) - Information taken from EPC.

Broadband (estimated speeds)
Standard 17 mbps and Superfast 47 mbps show as available in this location

Mobile Signal
EE, O2 and Three show as likely available in this location.

Satellite and Cable TV Availability
Sky and BT show as available in this location.

Draft Sales Details
These sales details are awaiting vendor approval.

Tenure: Freehold. Vacant possession upon completion.

- Utilities Information
- Heating Supply: Oil, Double Glazing
- Electric Supply: Mains Supply
- Water Supply: Mains Supply
- Sewerage Arrangements: Private Supply
- Parking Arrangements
- Garage, Driveway

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



Ground Floor



Floor 1



Floor 2

Approximate total area¹
1350 ft²
125.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

 OnTheMarket

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TRADING STANDARDS UK

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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