



GRANT'S  
OF DERBYSHIRE

6 Ecclesbourne Cottages Sough Lane, Wirksworth DE4 4FQ  
By Auction £163,500

For sale in our National Property Auction on Thursday 30th May 2024. The National Property Auction will be conducted behind closed doors by auctioneers Andrew Parker and Graham Penny. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction. The auction will commence at 10:00am.

This stone built, two bedroom cottage is located just a short walk away from Wirksworth town centre. The accommodation briefly comprises; Lounge, Dining Room, Kitchen and Outside WC to the ground floor, Two Double Bedrooms and a Family Bathroom to the first floor and stairs from Bedroom One rise to a spacious Loft Room on the second floor. Outside there is a fully enclosed front garden laid mostly with lawn, a large rear garden, also laid mostly with lawn, a single garage and a large driveway with parking for at least 3 vehicles. A full programme of modernisation is required. Cash buyers only. No upward chain.



## Ground Floor

The property can be accessed from Sough Lane, then via the front garden gate which leads into the front garden and down a path to the front entrance door. This leads straight into the:

### Living Room 12'1" x 14'7" (3.70m x 4.47m)

With a wooden front aspect, double glazed window overlooking the front garden and with an open fire and beams to the ceiling. A door from here leads into the:

### Dining Room 12'4" x 10'5" (3.77m x 3.18m)

A good sized room with a gas fire and fitted cupboard. A wooden door leads into the kitchen and adjacent to this, there's an internal window. A further wooden door open to the enclosed stairs which lead to the first floor landing.

### Kitchen 12'3" x 8'3" (3.74m x 2.53m)

With a wooden rear aspect single glazed window (the only single glazed window in the property) and a wooden rear aspect door providing access to the driveway and rear garden. Fitted with a range of matching wood effect wall, base and drawer units with a granite effect, roll edged work top over, with a one and a half bowl stainless steel sink with mixer tap over. With an electric oven and hob with extractor hood over, space for a freestanding fridge/freezer and space and plumbing for a freestanding washing machine.

### Outdoor WC 5'2" x 2'7" (1.60m x 0.80m)

Accessed from the rear garden, a wooden door provides access to a low level flush WC. The Glow Worm Combi boiler is also located here.

## First Floor

Enclosed stairs lead from the dining room to the first floor landing where wooden doors lead to both Double Bedrooms and the Family Bathroom.

### Bedroom 1 11'5" x 11'5" (3.50m x 3.50m)

A spacious double bedroom with a wooden front aspect, double glazed window overlooking the front garden. With fitted wardrobes and stairs that lead to the Loft Room.

### Bedroom 2 10'5" x 8'3" (3.18m x 2.54m)

A smaller double bedroom with a wooden rear aspect, double glazed window overlooking the driveway and rear garden. Also with fitted wardrobes.

### Bathroom 5'1" x 11'3" (1.57m x 3.43m)

A good sized room with wooden side and rear aspect, double glazed windows with obscure glass, fitted with a four piece suite consisting of panelled bath, corner shower cubicle with mains shower over, pedestal wash hand basin and low level flush WC.

## Second Floor

Stairs from Bedroom One lead to the:

### Loft Room 13'9" x 14'5" (into the eaves) (4.20m x 4.41m (into the eaves))

Fully boarded, with power and light providing the ideal space for storage.

## Outside & Parking

This property benefits from a fully enclosed front garden, laid mostly to lawn with bordering shrubs and flowers. The property also has a larger than average, fully enclosed rear garden, also laid mostly to lawn, with a greenhouse, two sheds and bordering shrubs and plants. In front of the garden, there is a spacious driveway providing parking for at least three vehicles as well as a:

### Single Garage 17'0" x 12'9" (5.20m x 3.91m)

With an up and over door, power and light and a side access door.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1463 per annum.

## Directional Notes

The property is best approached by leaving the Market Place in Wirksworth town centre towards Cromford. Sough Lane is a turning to the right hand side, identified by our For Sale board and the property is located down the lane on the left hand side at the bottom. Access to the driveway and rear garden can be found by going down Sough Lane and turning left which takes you to the rear of the property.

## 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.

## Online Auction Registration

To register to bid on the property, you must submit your remote bid here: <https://www.sdlauctions.co.uk/remote-telephone-proxy-bidding/>. There is also a link to register on the property details page, where you will also be able to find the lot number for the property. Prospective buyers must register no later than 12pm the day before the auction date. If you register after the cut off, it cannot be guaranteed that your registration will be processed.

## Special Conditions of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property – they are not part of SDL Property Auctions' terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

## Auction Type - Unconditional with Variable Fee

For sale by online auction on Thursday 30th May 2024.

If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 40 days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

## Deposit Payable

On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

## Payment Method

Applicable fees/deposit must be paid immediately after a winning bid has been placed. We do not accept payment by cash or cheque. Prior to the auction, we will email you to register your card details with our third-party provider, Stripe. Your card details will be stored on their secure online payment platform. Payment will only be taken from you in the event of a winning bid. In this case, you will be contacted by one of our representatives to make payment. If we cannot make contact with you within 24 hours after the auction ends, we reserve the right to charge your card if you do not respond to this email.

## Auction Fees

The following non-refundable fees apply:

Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:  
(a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000

(b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000

The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price.

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 Special Conditions carefully before bidding. Any additional fees are included at the seller's discretion, not on the instruction of SDL Property Auctions, and will be in addition to any fees payable to us. SDL Property Auctions has limited control over the content of the Special Conditions of Sale.

## Auction Event

The auction for this property will take place as an "Auction Event" behind closed doors with a live auctioneer and will be streamed online in real-time. The property will be sold alongside several other lots. Bids must be placed remotely- please see the below section on "Registration Process". The auction can be watched in real-time on the auction date on our home page: <https://www.sdlauctions.co.uk/>

The auction date applicable for the property is displayed on this page. It is not possible to provide a precise timeslot when this property will be auctioned on the day, because there are other lots being sold.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.







This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

