



GRANT'S
OF DERBYSHIRE

Beam Cottage, 61a St. Johns Street, Wirksworth DE4 4DS
Offers In The Region Of £100,000

For sale in our National Property Auction on Thursday 22nd August 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.

We are delighted to offer this character cottage which is located in the heart of this popular town of Wirksworth. This home, whilst requiring a full scheme of modernisation, has a wealth of character and original features. The accommodation is presented over three levels and comprises; entrance hall, dining kitchen and on the first floor we have a bathroom and sitting room. On the second floor we have two bedrooms. Immediately to the rear of the property we have a most useful brick-built outbuilding and a good sized cottage garden. Viewing Highly Recommended. Virtual Tour Available.



Ground Floor

The property is entered via the part glazed solid wooden front door which opens into the

Entrance Hallway 8'11" x 5'10" (2.72 x 1.8)

With a ceramic tiled floor and window to the side aspect. The staircase leads off to the first floor and there is a most useful understairs storage area. A built-in cupboard houses the electric meter and fuse box. A door leads through to the

Dining Kitchen 13'3" x 11'0" max (4.04 x 3.37 max)

With a ceramic tiled floor and traditional base units with worktop and stainless steel sink. There is a gas cooker connection and windows to rear and side aspects. A multi-paned door leads out to the garden.

First Floor

On arrival at the first floor landing, the door straight ahead leads into the

Bathroom 9'3" x 4'11" (2.82m x 1.51m)

With a coloured suite comprising of a panelled bath, pedestal sink and a low flush WC.

Sitting Room 14'11" x 9'10" (4.56 x 3.01)

A good sized reception room with windows to both aspects providing a good level of natural light. Staircase leads up to the

Second Floor

From the landing the first door on the left leads into

Bedroom One 12'5" x 7'11" (3.8 x 2.42)

A good sized bedroom with side aspect uPVC double glazed windows which offer views up towards The Gilkin and Gorsey Bank. There is a good sized recess (0.8m x 2.42) which is ideal for a built-in wardrobe and also housing the gas combination boiler.

Bedroom Two 10'11" x 7'7" max (3.34 x 2.33 max)

With painted floorboards. exposed brick fireplace and high level uPVC double glazed windows to the side.

Outside

Immediately to the rear of the home there is a courtyard with brick built outbuilding (2.02m x 1.84), ideal for the storage of bikes and gardening equipment. From there we find a good sized garden having a variety of plants and mature trees. There is a side gate giving access to the pathway.

Directional Notes

From our office at Wirksworth Market Place, proceed down St John Street in the direction of Derby. Before you reach the mini roundabout, number 61a will be found on the left hand side as indicated by our For Sale sign.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

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 22nd August 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

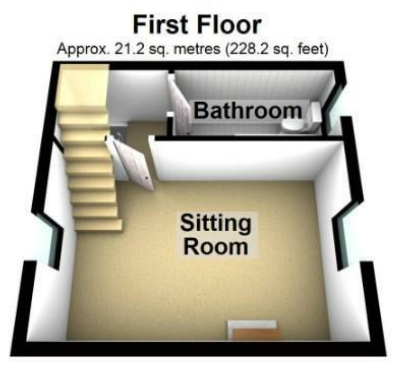
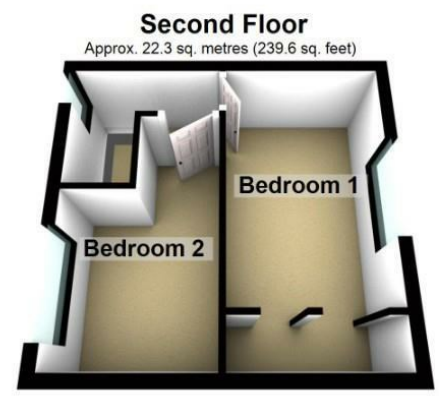
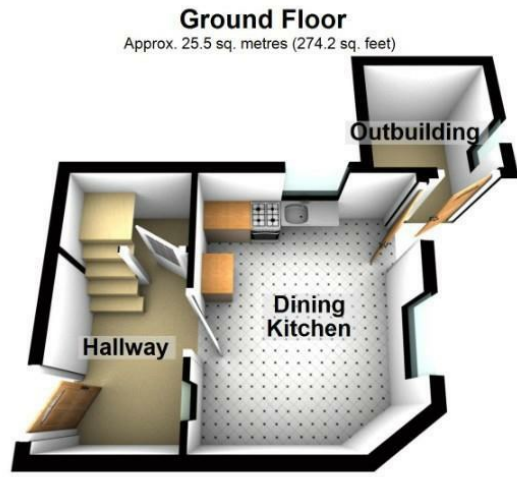
The auction for this property will take place as an "Auction Event" behind closed doors with a live auctioneer and will be streamed online in real-time. The property will be sold alongside several other lots. Bids must be placed remotely- please see the below section on "Registration Process". The auction 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.







Total area: approx. 68.9 sq. metres (741.9 sq. feet)

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.

