

for sale

guide price **£550,000** Freehold



SITE OVERVIEW

Servo House, Darley Lodge Dale Road South Matlock DE4 3BP

A development opportunity comprising of converting Darley Lodge into 7 apartments and three cottages. The sale is independent of the care home mentioned in the planning application.

ELEVATIONS
FOR
REFERENCE



Property Details

Auctioneer's Comments This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Transport Links

Road - The development is situated in Darley Dale. The main built-up area of the parish extends for 2 miles along the A6 road north-west of Matlock.

Bus - Trentbarton operate a service through Darley Dale linking Derby and Matlock,

Air - The site lies approximately 37.6 miles from East Midlands Airport and approximately 37.4 miles from Manchester airport. Commutable by car in just over an hour.

Rail - The nearest railway station is Matlock, approximately 1.4 miles away.

Local Amenities

Situated alongside the A6 between Bakewell and Rowsley, many pass through the village and miss out on some little gems. The original part of the village is centred off the A6, around the church of St Helen's and close to the River Derwent. The village has a number of supermarkets, Butchers, Barbers & hairdressers, garden centre, takeaways, public houses and doctors surgery. Further amenities are available nearby in Matlock.

Pricing & Recommendations

Recommendations are based on today's current market conditions and any information provided, verbal or otherwise. They do not represent a formal valuation and should not be relied upon for lending or other security purposes.

Plot 1 - £450,000

Plot 2 - £350,000

Plot 3 - £410,000

Plot 4 - £370,000

Plot 5 - £360,000

Plot 6 - £210,000

Plot 7 - £220,000

Plot 8 - £475,000

Plot 9 - £475,000

Plot 10 - £475,000

Totals - £3,795,000



PRICING AND RECOMMENDATIONS

Plot Number	House Type	Bedrooms	No	Total Sq Ft	Total Value £	£ Per Sq Ft
1	Duplex Apartment	2	1	1145	£ 450,000	£ 393
2	Apartment	2	1	762	£ 350,000	£ 459
3	Duplex Apartment	2	1	1101	£ 410,000	£ 372
4	Apartment	2	1	842	£ 370,000	£ 439
5	Apartment	2	1	826	£ 360,000	£ 436
6	Apartment	1	1	509	£ 210,000	£ 413
7	Apartment	1	1	551	£ 220,000	£ 399
8	Cottage	3	1	1172	£ 475,000	£ 405
9	Cottage	3	1	1172	£ 475,000	£ 405
10	Cottage	3	1	1172	£ 475,000	£ 405
Totals			10	9252	£ 3,795,000.00	

Total Square Foot	9,252
Gross Development Value	£ 3,795,000.00
Ave £ Per Square Ft	£410.18

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To view this property please contact Burchell Edwards on

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BELPER DE56 1AY

Property Ref: BEL206670 - 0005

Tenure:Freehold EPC Rating: Exempt

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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