

2 Halfway Cottages

Sudbury, Ashbourne, DE6 5HX



FOR SALE BY AUCTION 26/8/26

Attractive traditional mid-terrace cottage, retaining a wealth of character and charm, situated in a convenient location for surrounding towns and road networks.

Auction Guide Price £140,000

John German

For sale with no upward chain involved, viewing of this refreshed traditional home is highly recommended, whether looking to make your first step onto the property ladder, downsizing, or searching for a lock-and-leave bolthole. Situated on the rural outskirts of the popular village of Doveridge and in easy commutable distance to the surrounding towns of Uttoxeter, Ashbourne and Burton upon Trent, plus the cathedral city of Lichfield. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

An enclosed porch with a red quarry tiled floor, which flows through the majority of the ground floor accommodation, has a door leading to the pleasant living room, having a focal log burner with a feature mosaic tiled surrounded, and a front facing window. Doors lead to the stairs for the first floor and the inner hallway.

Also having the same quarry tiled floor, the inner hall has a useful understairs cupboard and doors to the remaining ground floor accommodation. Positioned to the front of the home is the cosy sitting room, having a beamed ceiling, focal fireplace and a small cupboard in the chimney breast recess. The fitted dining kitchen extends to the width of the cottage, having a range of base and eye level units with work surfaces, inset sink unit set below the rear facing window, space for an electric cooker, plumbing for a washing machine and dishwasher, plus additional appliance space. Further natural light is provided by two sky lights and wide French doors opening to the enclosed garden.

Completing the ground floor space is the fitted bathroom which has a modern white suite incorporating a panelled bath with a mixer tap and shower attachment, plus a glazed screen above, and complimentary tiled splashbacks.

To the first floor, the landing has doors leading to the three bedrooms, with the room to the rear enjoying a far-reaching outlook and a walk-in airing cupboard housing the hot water cylinder. The front facing master has the benefit of an en suite bathroom, having a white suite with complimentary tiled splashbacks.

Outside to the rear, there is a low maintenance enclosed garden with two useful brick-built outhouses, and a gate providing pedestrian access across a neighbouring property leading to the front. To the front there is an enclosed garden laid to lawn with well stocked borders and a paved seating area.

What3words:///cured.firewall.yours

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared septic tank with adjoining properties

Heating: Electric heating including a Dimplex heater
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22082025

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.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)

- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

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.

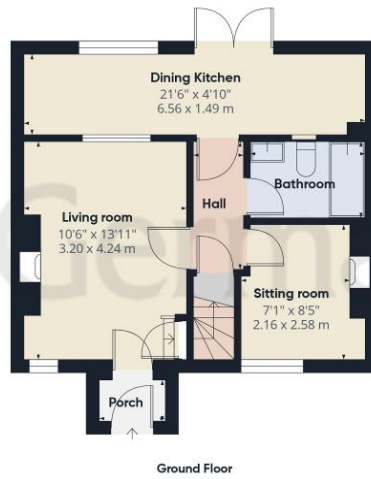
Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding 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.



Approximate total area⁽¹⁾

654 ft²
60.8 m²

Reduced headroom

18 ft²
1.7 m²

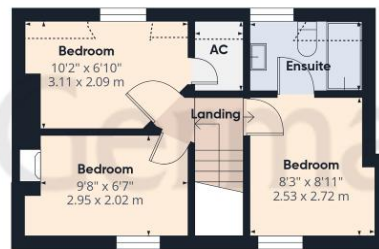
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

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PROTECTED

 The Property
Ombudsman

 APPROVED CODE
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 and 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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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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