

Riddings Street, Derby DE22 3UT

bagshaws residential

welcome to

Riddings Street, Derby

GUIDE PRICE: £80,000-£90,000

Offered for sale with vacant possession expected, this traditional three-bedroom mid-terrace home is ideally located close to Derby city centre and local amenities. Requiring modernisation throughout, the property presents an excellent opportunity for first-time buyers,

About The Area

Riddings Street enjoys a convenient position close to Abbey Street and within easy reach of Derby city centre. Residents benefit from a wide range of nearby amenities including local convenience stores, supermarkets, primary and secondary schools, places of worship, healthcare facilities and leisure amenities. Stockbrook Park is within walking distance, providing open green space for recreation, while regular bus services and excellent road links offer straightforward access throughout Derby and beyond. The location makes it particularly appealing to commuters, families and investors alike.

Auction Details

AUCTION DATE: THURSDAY 15TH OCTOBER 2026
BIDDER REGISTRATION: BY 2pm WEDNESDAY 14TH OCTOBER 2026
WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.
LEGAL PACK: Download from Barnard Marcus Auctions

Auction Details

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS THURSDAY 15TH OCTOBER 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide And Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,800 (including vat) payable on the fall of the hammer.
Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.

Situated on Riddings Street, just a short distance from the popular Abbey Street area, this traditional three-bedroom mid-terrace property offers an exciting opportunity for buyers looking to modernise and add value. Having been tenanted for a number of years, the property is now ready for refurbishment and improvement, allowing purchasers to create a home tailored to their own tastes and requirements.

The accommodation is arranged over two floors and briefly comprises a welcoming lounge to the front elevation, leading through to a separate dining room which provides ample space for family dining or entertaining. Beyond is the kitchen, offering access to the rear hall and ground floor bathroom fitted with a bath, wash basin and WC.

To the first floor, the landing provides access to three well-proportioned bedrooms, making the property suitable for growing families, couples or investors seeking a strong rental proposition once improved.

Externally, the property benefits from an enclosed rear yard, offering low-maintenance outdoor space.

Conveniently positioned within easy reach of Derby city centre, local shops, schools, public transport links, places of worship and Stockbrook Park, the property combines excellent location credentials with significant potential. The current tenant is scheduled to vacate on 30th September 2026. Please refer to the legal pack for further information.





welcome to

Riddings Street,

Derby

- Traditional three-bedroom mid-terrace property
- Two separate reception rooms
- Ideal renovation and modernisation opportunity
- Enclosed rear yard
- Convenient location close to Derby city centre and local amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£80,000



view this property online bagshawsresidential.co.uk/Property/DBY122646

The Property Ombudsman

Property Ref:
DBY122646 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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