

Doles Lane  
Derby, DE65 6BA



Enjoying a well-regarded village location, close to Derby and Toyota, is a traditionally built, detached bungalow, requiring full modernisation, being set back from the road on a delightful level plot extending to 0.56 acres or thereabouts, backing onto open fields.

\*\*\*POTENTIAL DEVELOPMENT SITE SUBJECT TO PLANNING\*\*\*

**FOR SALE BY AUCTION 26/2/26**

**Auction Guide Price £250,000**

John German

The bungalow itself is double glazed and gas centrally heated and in brief comprises:- entrance hall, rear sitting room, large brick built uPVC double glazed conservatory, fitted dining kitchen with side porch providing access to the adjoining double garage. Furthermore, there are two double bedrooms and fitted shower room. An enclosed stair case is located off from the hallway and leads to a large attic room with far reaching views, and in our opinion lends itself to conversion subject to planning.

Outside the property is set nicely back from the road behind a fore garden with an adjacent block paved driveway that provides ample car standing space and leads to the double attached brick built garage with an electric up and over door (to the side there is a dilapidated garage). There is access to the side of the property leads a large enclosed garden enjoying a southerly aspect with countryside views.

The property is located on the fringe of Findern village, which is well known for its beautiful village green and being conveniently positioned for Willington Marina, the Trent and Mersey Canal, A38, A50, Derby and East Midlands Airport.

- L-shaped passaged entrance hallway - 17ft 3 x 6ft 9
- Rear sitting room - 13ft 7 x 14ft
- Brick built uPVC double glazed conservatory - 29ft 8 x 9ft 7 reducing to 4ft 3
- Fitted dining kitchen - 13ft 6 x 12ft 4 into chimney recess
- Side porch with access to garage - 13ft 6 x 4ft 4
- Bedroom one - 15ft into wardrobe x 9ft 7 reducing to 7ft 9
- Bedroom two - 11ft 4 x 10ft 9
- Shower room - 7ft 8 x 6ft 1
- Attic room - 18ft 8 max x 22ft 6 restricted height

Tenure: Freehold  
Vacant possession upon completion  
Draft Sales Details. These sales details are awaiting vendor approval.

- Utilities Information
- Heating Supply: Double Glazing, Gas Central
  - Electric Supply: Mains Supply
  - Water Supply: Mains Supply
  - Sewerage Arrangements: Mains Supply
  - Parking Arrangements: Garage, Driveway

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:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% 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.

AWAIT FLOORPLAN









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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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**JohnGerman.co.uk Sales and Lettings Agent**