



The Butts Church Road
Darley Dale, Matlock, DE4 2GG
Guide Price £295,000

The Butts Church Road

Darley Dale, Matlock, DE4 2GG

For sale by Auction on 01 October 2026 with BTG Auctions

*** RARE DEVELOPMENT OPPORTUNITY STP***

A unique and rare opportunity to acquire a charming and extended four bedroomed detached property, located on a beautiful mature plot extending to 0.25 acres or thereabouts with lapsed outline planning permission for a pair semi detached dwellings, nestled in the heart of Darley Dale.

The lapsed planning reference number under 17/00064/OUT was passed by Derbyshire Dales District Council in 2017 and illustrates a scheme for the erection of a pair of semi detached dwellings. In our opinion an alternative may well be considered subject to planning.

The charming four bedroomed cottage requires a scheme of upgrading and offers well proportioned living accommodation with vacant possession and in brief comprises:- an impressive reception hallway, two further reception rooms, fitted kitchen and utility room. To the first floor landing there are four bedrooms and bathroom with separate wc. In our opinion there is scope to reconfigure the first floor layout, subject to building regulations.

Undoubtably the saleable feature is plot with the wider than average frontage complimented by a stone





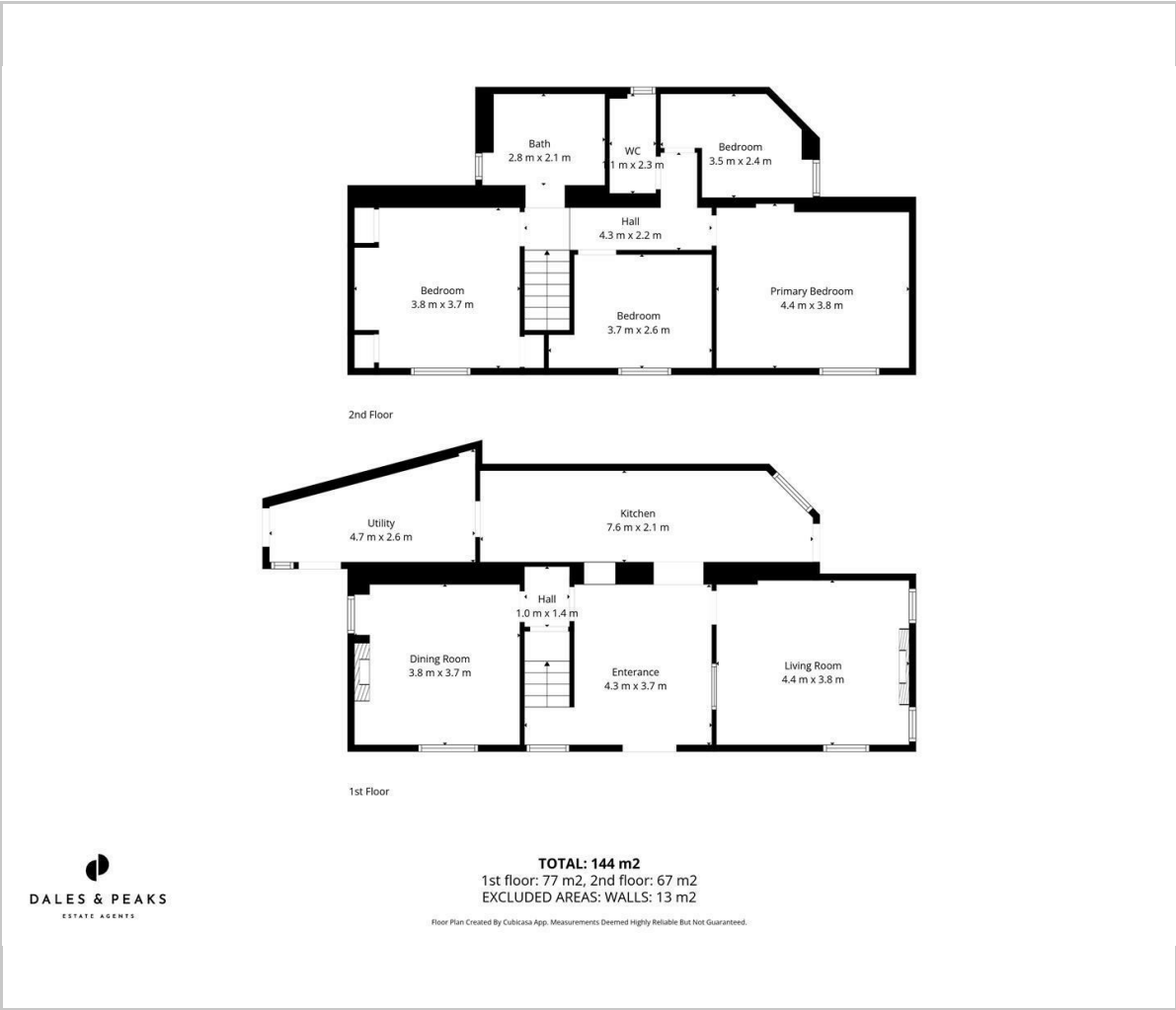
built surround wall with driveway providing ample car space. The grounds have been meticulously kept and offer range of herbaceous beds with a range of specimen trees.

The sale provides a genuine opportunity for a discerning purchaser looking to acquire a delightful family home or for an investor/developer to create an additional dwelling (stp), enjoying a stunning village close close to Chatsworth and the historic market town of Matlock.

Note Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.



Floor Plan



Viewing

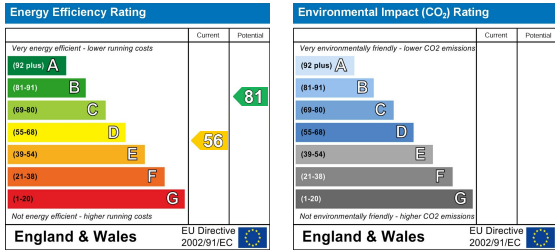
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



131 Chatsworth Road, Chesterfield, Derbyshire, S40 2AP
T: 01246 567540



E: info@dalesandpeaks.co.uk
www.dalesandpeaks.co.uk