



# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**FOR SALE BY ONLINE AUCTION**  
**14<sup>th</sup> May 2026**  
**REGISTER TO BID 7 DAYS PRIOR**  
**(Unless sold Prior)**



**1 & 2 Hazelhurst Cottages, Mercaston, Nr  
Ashbourne, Derbyshire, DE6 3BH**  
**Guide Price £500,000 - £550,000**



## 1 & 2 Hazelhurst Cottage, Mercaston, Nr Ashbourne, Derbyshire, DE6 3BH

It is considered that this property may offer an opportunity for development subject to the necessary consents and at present it comprises 2 semi detached dwellings built of brick under a tiled roof which are in need of modernisation and improvement with some outbuildings and a spacious garden and grounds extending to half an acre or thereabouts. Interested parties should make their own enquiries of the local planning authority.



## DIRECTIONS

From the centre of Brailsford head north west on Luke Lane after about a mile bear right onto Mercaston Lane and the property will be found on the right hand side as indicated by the agents 'For Sale' boards.

## SITUATION

The property is situated within the area of Mercaston with the village of Brailsford with its amenities only being a short distance away with good access routes onto the main A52 Ashbourne to Derby Road. The property benefits from a pleasant country location as will be seen from inspection, the location of which is shown on the attached plan.

The property is located approximately 7 miles from Ashbourne and 9.2 miles to Derby.

**What3words: reheat.takes.encrusted**

**At present the property comprises two semi detached dwellings which are described below.**

## DESCRIPTION – 1 Hazelhurst Cottage, Mercaston, Nr Ashbourne, Derbyshire, DE6 3BH

This comprises a semi detached brick and tiled three bedroom property with part double glazed window units briefly comprising the following accommodation:-

### **Rear Entrance Porch**

Brick and wooden

### **Rear Entrance Door**

### **Kitchen – 2.16m x 5.15m**

With tiled floor, small range of kitchen units and sink unit and radiator

### **Conservatory – 2.11m x 2.94m**

With Alpha mains gas combi boiler which serves the central heating and domestic hot water.



**Living Room – 3.68m x 3.72m**

With fireplace with open fire, red tiled floor and radiator

**Lobby**

**Snug – 3.59m x 2.52m**

With tiled floor and radiator

**Bathroom – 2.94m x 2.76m**

With corner bath, wash hand basin, shower, radiator and part tiled walls.

**Separate Cloakroom**

With low flush WC

*Staircase* leading to **First Floor Landing** with access to the loft, giving access to: -

**Bedroom Number One – 3.67m x 2.94m**

With radiator and windows to two elevations

**Bedroom Number Two – 3.56m x 2.56m**

With radiator

**Bedroom Number Three – 3.74m x 3.69m**

With radiator and window to the front elevation.



## **DESCRIPTION – 2 Hazelhurst Cottage, Mercaston, Nr Ashbourne, Derbyshire, DE6 3BH**

This comprises a two bedroom brick and tiled property adjacent to No 1, in need of modernisation and presently briefly comprises the following

### **Front Entrance Door**

### **Living Room – 3.66m x 3.73m**

With storage radiator and stone fireplace with open fire

### **Kitchen – 3.62m x 2.56m**

With sink unit

### **Pantry – 1.40m x 2.70m**

With wooden shelves

### **Lobby**

### **Separate Cloakroom**

With low flush WC

### **Bathroom – 2.55m x 1.46m**

With bath with shower over, wash hand basin and airing cupboard

*Staircase* leading to **First Floor Landing** giving access to: -

### **Bedroom Number One – 5.29m max x 3.69m max**

With storage radiator and windows to two elevations

### **Walk through to Bedroom Number Two – 3.60m x 2.56m**

With storage radiator and window to front elevation.

### **Outside**

There is a small brick built mono pitched lean to which has been used as a fuel store.



To the front of the properties there is a good sized garden plot as will be seen from inspection.

At the top end of the garden adjacent to the main road there are a number of small garages and storage buildings. There is a separate road gate to the side of the above buildings.



The main access to the property leads into a tarmac yard giving access to the dwellings and also to a concrete block pitched roof **Garage 9.64m x 5.49m** with concrete floor.

Adjacent to the garage there are a range of enclosed former dog pens with wooden kennels as set out below.

**Pen 6.29m x 4.36m**

With concrete floor with wooden **Kennel – 2.03m x 1.39m**

Adjacent **Pen – 9.38m x 6.42m**

With concrete flagged floor with **Wooden Kennel – 2.59m x 4.72m** with concrete floor

Adjacent to the house there is a small wooden shed that has been used for storage.

There is a path from the entrance yard leading to a further spacious grass area which gives the property a good aspect and the whole area including the dwellings extends to 0.56 acres or thereabouts.

### **Services**

We understand that the properties are connected to mains electricity, mains gas and water with drainage being by private means

### **Local Authority**

The local authorities are Derbyshire District Council and Derbyshire County Council, to whom enquiries should be addressed in respect of planning or any other relevant matters.

### **Viewings**

Strictly by appointment only by prior arrangement through Graham Watkins & Co. Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

### **Tenure and Possession**

We understand the properties are held freehold. The properties are to be sold with vacant possession.

### **Conditions of Sale**

The conditions of the sale will be available on line through the Auctioneers prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

### **Buyers Fee**

The successful buyer shall be required to pay a buyer's fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due at the time of the successful bid. The buyer will be provided with a VAT receipt following the auction.

### **Measurements**

All measurements given are approximate and are 'maximum' measurements.

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

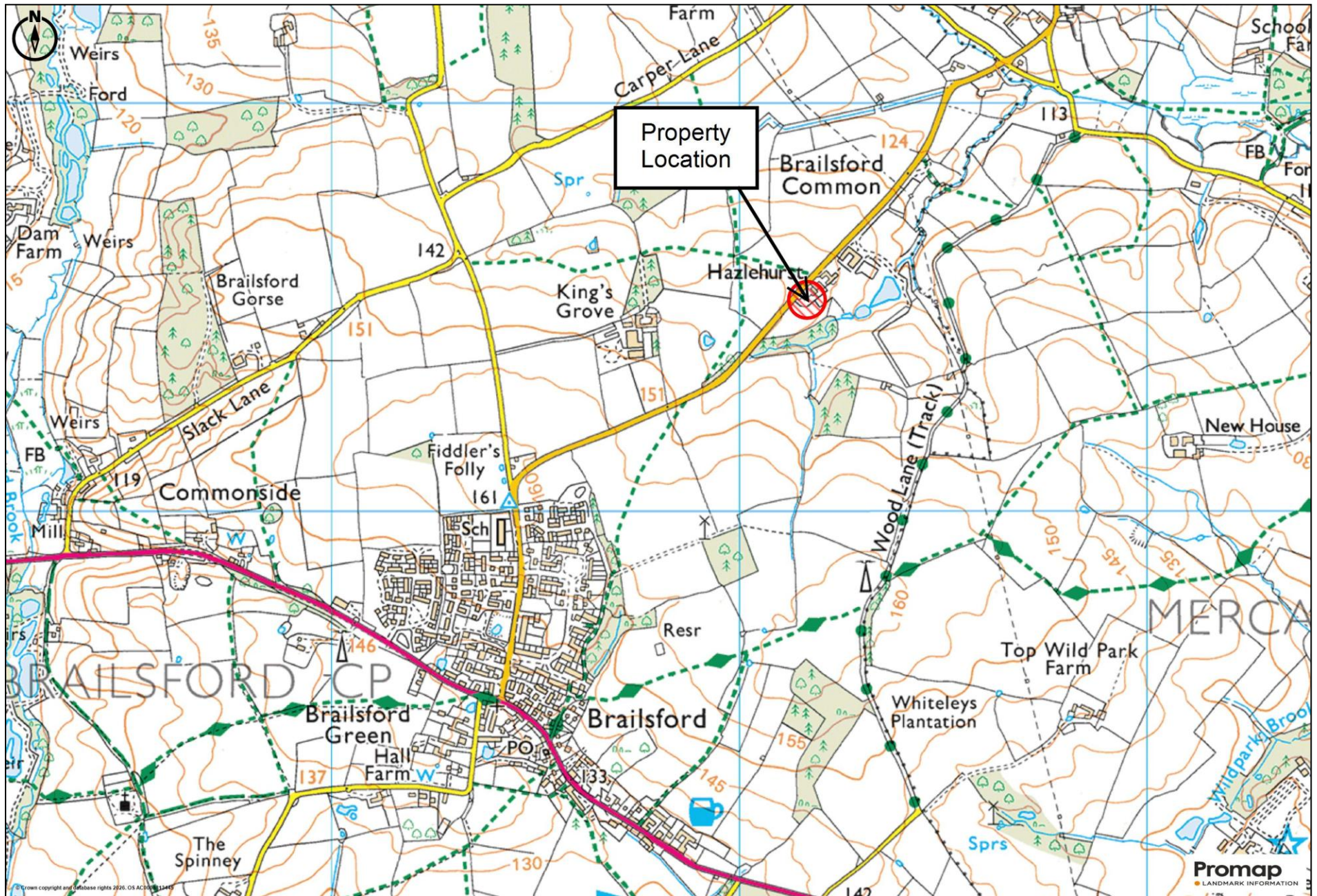
### **Wayleaves & Easements**

The property is to be sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

**FOR IDENTIFICATION ONLY – NOT TO SCALE**

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.





## **GRAHAM WATKINS ONLINE AUCTION**

Graham Watkins & Co Online Auctions is a new, innovative and pioneering platform for buying and selling property. It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure free from the comfort of your own home or office via desktop, tablet or mobile phone.

## **REGISTRATION**

### **A STRAIGHTFORWARD PROCESS FROM START TO FINISH**

In order to bid at Graham Watkins & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below. Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. Driver's licence or passport) and recent proof of address (dated within the last 3 months). This is required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

## **TERMS AND CONDITIONS**

### **ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS**

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid. Once accepted, you will receive a copy of the document(s) via email for your own records.

## **SOLICITOR**

### **PROVIDE DETAILS OF YOUR CHOSEN SOLICITOR**

You will be asked to provide details of your chosen solicitor, so that in the event of you winning the lot we can initiate the necessary legal proceedings between yours and the vendor's solicitors.

## **AML CHECK**

### **COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK**

Graham Watkins are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance number.

## **BIDDER SECURITY**

### **REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY**

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a hold on funds' on your account for the bidder security amount (often known as a payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

## **DUE DILIGENCE**

### **RECOMMENDED DUE DILIGENCE BEFORE BIDDING**

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

## **BIDDER SECURITY**

### **STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME**

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Having set your preferred bid amount and clicking the 'Place Bid' button, you will be asked to confirm your bid at which point it will be placed.

Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

## **FALL OF THE GAVEL**

### **FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION**

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 28 days following the close of the auction but this will be confirmed within the legal documentation.

## **BUYER(S) FEE**

The successful buyer of each lot shall be required to pay a buyer's fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

## **GUIDE PRICE**

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction, and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

## **CONDITIONS OF SALE**

The conditions of the sale will be available online through the Auctioneers seven days prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

## **MAPPING**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

## **THINKING OF MOVING?**

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

All statements do not constitute any part of, an offer of a contract;

All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

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