

Scarthin

Cromford, Matlock, DE4 3QF

John 
German



Auction Guide Price £110,000

A charming brick built two bedroom cottage, located on Scarthin close to the market place in Cromford, within walking distance to pubs, the Millpond and various country and historical walks. The property would be ideal for a buy to let investor, first time buyer or holiday home/Air bnb.

The property is accessed through a wooden door leading to a storm porch which in turn provides access to the lounge/diner having original wooden sash windows with wooden latch doors, a useful storage cupboard, having brick fireplace with stone lintel and hearth with inset log burner (not tested).

The kitchen has roll edge preparation surfaces with inset stainless steel sink and drainer, chrome mixer tap and tiled splash back. There is a range of cupboards and drawers beneath with appliance space and plumbing for a washing machine, electric fan assisted oven, four ring gas hob, extractor hood and complementary wall mounted cupboards. The ground floor bathroom has a pedestal wash hand basin, corner bath and low level WC.

On the first floor are two double bedrooms. Bedroom one has the original sash wooden window to rear with feature fireplace and bedroom two also has original sash wooden window to rear with feature fireplace and useful over stairs storage cupboard with recently fitted ideal combination boiler.

Steps to the side of the property lead to an elevated lawn garden with useful outhouse.

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken in to account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

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 all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).







Ground Floor



Floor 1

John German 

Approximate total area⁽¹⁾

531.47 ft²
49.38 m²

Reduced headroom

6.75 ft²
0.63 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents note: The property is located in the Cromford Conservation Area.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.derbyshiredales.gov.uk

Our Ref: JGA/04052023

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

Agents' Notes

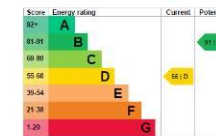
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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