



Oakden Cottage Main Street, Hognaston - DE6 1PU

£75,000



## OAKDEN COTTAGE MAIN STREET

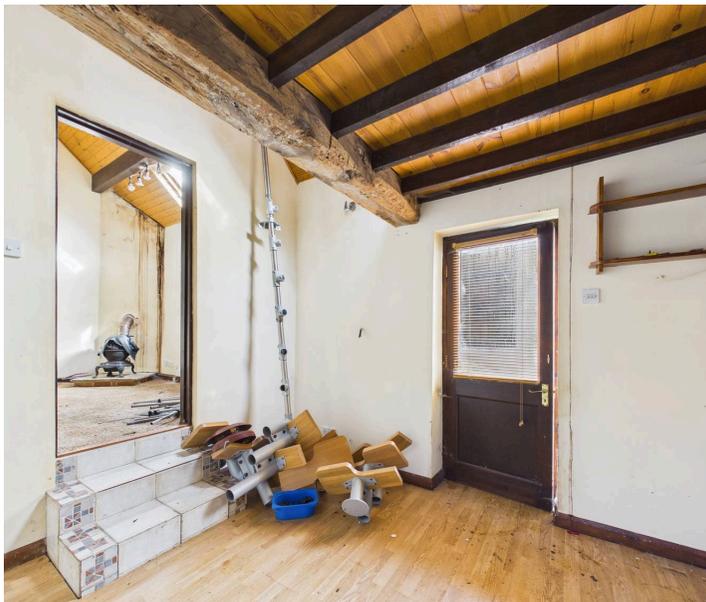
Hognaston, Ashbourne

For sale in our National Property Auction on Thursday 30th April 2026. The auction will be conducted behind closed doors and live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction. The auction will commence at 09:00am.

This brick built cottage is located right in the heart of Hognaston village and requires a full programme of refurbishment throughout. The accommodation briefly comprises; Entrance Hallway with Mezzanine above, Living Room, Utility Room and Shower room to the ground floor. Outside there is a garden with potential to be laid to lawn with wooden fence surrounding. Cash buyers only. No upward chain. Investment Opportunity.

Council Tax band: TBD

- Central Village Location
- Holiday Let Potential
- Available at Auction April 2026
- Investment Opportunity



## Ground Floor

A part glazed wooden door to the rear of the property opens into the Entrance Hallway.

### Entrance Hallway

10' 3" x 9' 7" (3.13m x 2.91m)

With a window to the front aspect and wooden floorboards throughout, this room also has a mezzanine level with skylight which if suitable access was installed, could potentially be used as a bedroom.

### Living Room

10' 6" x 9' 7" (3.20m x 2.93m)

Accessed via steps from the entrance hallway, this room benefits from windows to the front, rear and side aspects, along with a skylight to the ceiling. There is also a multi-fuel stove positioned in the corner of the room.

### Utility Room

3' 1" x 5' 9" (0.95m x 1.74m)

Offering a composite sink with thermostatic mixer tap over and storage below with space for a small fridge/freezer. Above, there is wooden shelving providing extra storage and room for a microwave.

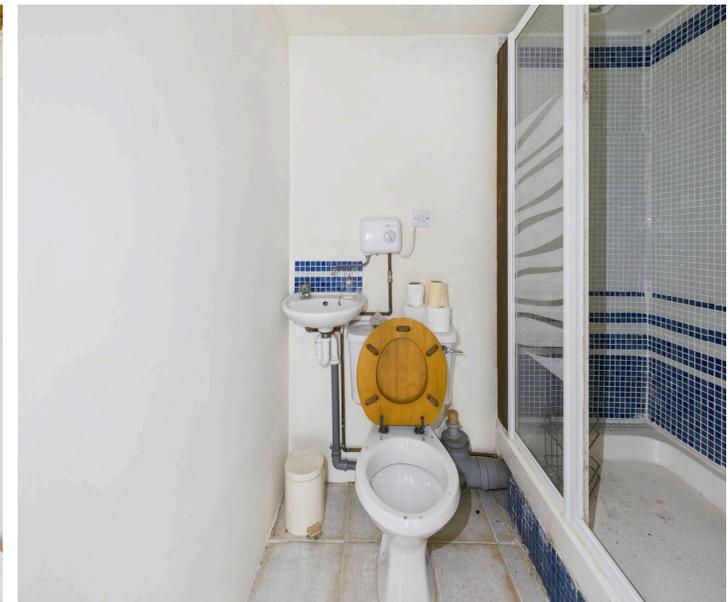
### Shower Room

4' 2" x 5' 10" (1.27m x 1.77m)

Fitted with a low-level flush wc, wall hung wash basin with thermostatic mixer tap over and tiled splashback and a fully tiled shower cubicle with thermostatic shower.

### Garden

Immediately to the rear of the property, paved steps lead up to an enclosed garden, bordered by wooden fencing. A side gate provides convenient access back to the front of the property. There is no allocated parking with this property.



**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.

**Online Auction Registration**

To register to bid on the property, you must submit your remote bid here: [is also a link to register on the property details page](#), where you will also be able to find the lot number for the property. Prospective buyers must register no later than 12pm the day before the auction date. If you register after the cut off, it cannot be guaranteed that your registration will be processed.

**Special Conditions of the Sale**

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property – they are not part of SDL Property Auctions' terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

**Auction Type – Unconditional with Variable Fee**

For sale by online auction on Thursday 30th April 2026. If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 40 days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

**Deposit Payable**

On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

**Payment Method**

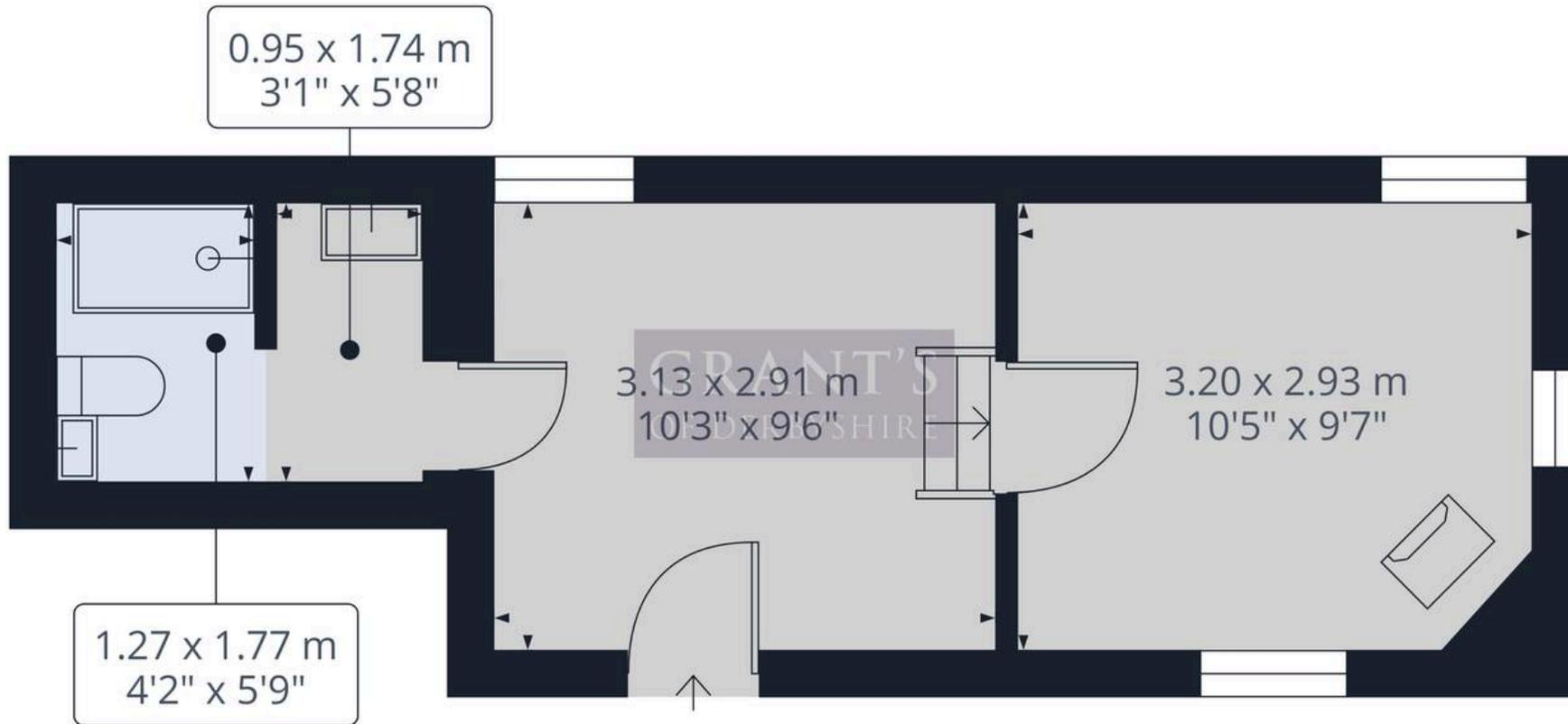
Applicable fees/deposit must be paid immediately after a winning bid has been placed. We do not accept payment by cash or cheque. Prior to the auction, we will email you to register your card details with our third-party provider, Stripe. Your card details will be stored on their secure online payment platform. Payment will only be taken from you in the event of a winning bid. In this case, you will be contacted by one of our representatives to make payment. If we cannot make contact with you within 24 hours after the auction ends, we reserve the right to charge your card if you do not respond to this email.

**Auction Fees**

The following non-refundable fees apply: Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either: (a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000 (b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000 The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price. 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 Special Conditions carefully before bidding. Any additional fees are included at the seller's discretion, not on the instruction of BTG Eddisons Property Auctions, and will be in addition to any fees payable to us. BTG Eddisons Property Auctions has limited control over the content of the Special Conditions of Sale.

**Auction Event**

The auction for this property will take place as an "Auction Event" behind closed doors with a live auctioneer and will be streamed online in real-time. The property will be sold alongside several other lots. Bids must be placed remotely- please see the below section on "Registration Process". The auction can be watched in real-time on the auction date on our home page: The auction date applicable for the property is displayed on this page. It is not possible to provide a precise timeslot when this property will be auctioned on the day, because there are other lots being sold. You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.



Approximate total area<sup>(1)</sup>

22.3 m<sup>2</sup>  
240 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

