



7 Main Road,
Higham



7 Main Road
Higham
Alfreton
Derbyshire DE55 6EH



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7 Main Road, Higham presents an opportunity to acquire an attractive detached Grade II listed property with a self contained annex, in a sought after location. The property includes a three bedroom characterful dwelling with a further one bedroom annex, a stone-built outbuilding, lawned gardens, rear ample parking for multiple vehicles, all set within a plot extending to approx. 0.23 acres

**For sale by Public Auction at 3pm Monday 17th
November 2025 at the Agricultural Business Centre,
Bakewell, DE45 1AH**

Guide Price: £350,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



7 Main Road, Higham

Location:

The charming village of Higham offers great accessibility, being nearby to the town of Alfreton, as well as being a short drive away from the stunning landscapes of the Peak District National Park. A wide range of amenities and facilities are available close-by, with great accessibility and commuter access to larger towns including Matlock (6.8 miles), Chesterfield (7.7 miles), and Mansfield (10.7 miles).

The cities of Nottingham, Derby and Sheffield are all within a 20 miles commute, whilst the location boasts easy access onto the M1 motorway Junction 28.

Description:

7 Main Road includes a detached stone built Grade II listed dwelling offering pleasant and living accommodation with the benefit of adjoining annex set within good sized gardens. It lies within a highly desired and sought after location within the village of Higham.

The sale offers an opportunity for those seeking the 'country lifestyle' whilst boasting the convenience of town nearby and within close proximity to a broad range of amenities and road links.

Directions:

From Alfreton town centre, head north on the A61 Chesterfield Road and follow the road for approximately 1.5 miles through the village of Shirland. Continue along the A61, then take a left onto Main Road, Higham the property lies on the left hand side as the village is approached, as indicated by our For Sale board.

What3Words///aviation.helpers.including

Broadband Connectivity:

The details of the connection are to be confirmed. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



Accommodation

7 Main Road presents a spacious family home with accommodation across two floors, and offering much character with charming traditional features.

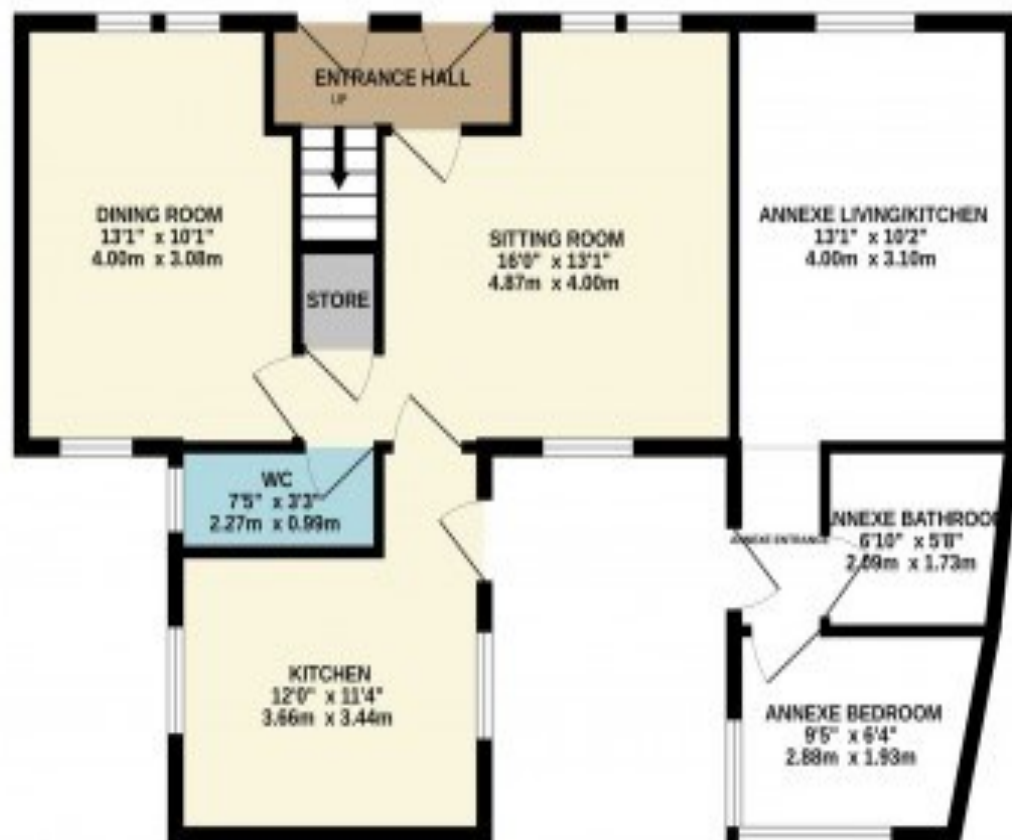
Welcomed through an inviting entrance hall, the ground floor offers a generous sized sitting room with dual aspect traditional sash windows creating a bright space, a dining room presenting a spacious family living area with a feature stone-encased fireplace, a kitchen with a separate cloakroom and w/c.

The first floor offers two good-sized double bedrooms, a third single bedroom/office space, and a family bathroom.

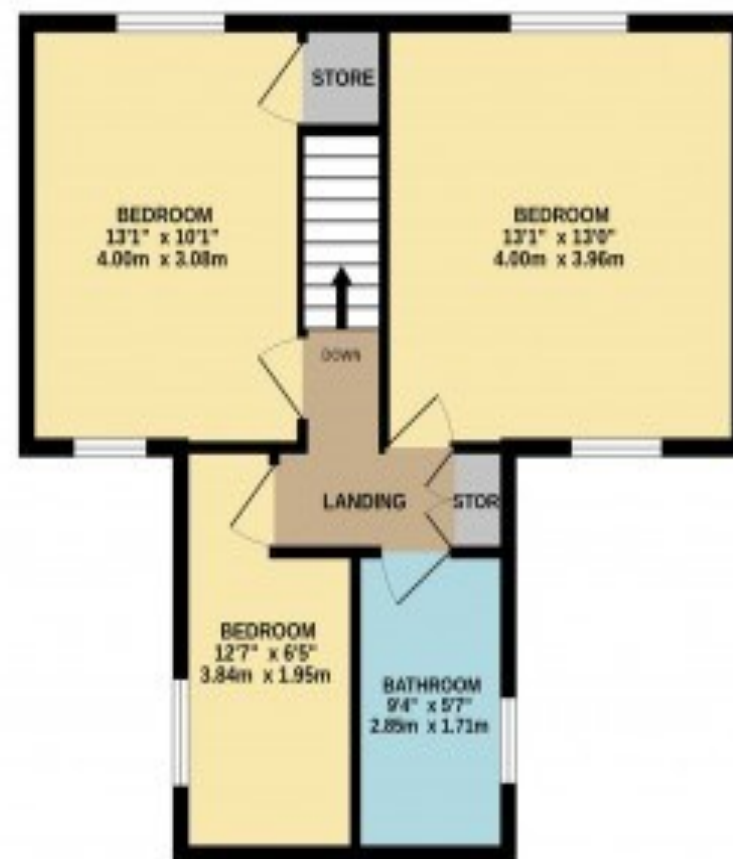




GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Annexe

The annexe can be accessed from the rear of the property and comprises of an entrance hallway leading to a kitchen and living room with front aspect windows offering bright natural light, together with a bedroom and bathroom.



Externally

The property occupies a generous plot, with well-maintained picturesque gardens lying to the rear of the dwelling hosting an array of plants and flower beds with cultivated soft fruits and vegetable patches, perfect for those who are 'green fingered'. The garden is bounded by mature hedges and shrubs offering privacy.

The driveway leads to a stone-built building containing two single storey garages, offering great potential, being flexible in its uses depending on the purchases needs. Subject to the necessary planning consents, the outbuilding could also lend itself to conversion.



General Information

Services:

The property benefits from all mains services.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Council Tax Band: D/A **EPC Rating:** House—Exempt, Annexe—F

Local Planning Authority:

North East Derbyshire District Council, District Council Offices, 2013 Mill Lane, Wingerworth, S42 6NG

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 17th November 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH, Unless sold prior.

Vendor's Solicitors:

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock, Derbyshire, DE4 3LZ

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just 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.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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