

1 & 2 Dale Cottages

Risley, Derby

BAGSHAWS EST 1871
Land • Property • Livestock

1 & 2 Dale Cottages
No Mans Lane
Risley
Derby
DE72 3ST

3 + 3	2 + 2	1 + 1	F + F	0.23ac

An exciting opportunity to acquire two semi-detached cottages, in need of full renovation, in a pleasant rural location boasting great commutability to the cities of both Derby and Nottingham. The cottages benefit from a spacious plot and will suit those with development interests, as well as those seeking the 'country' lifestyle whilst maintaining the convenience of good road links nearby.

Guide Price: £375,000

Bakewell Office - 01629 812777

bakewell@bagshaws.com





Accommodation

The cottages present mirror image accommodation seeking full modernisation and renovation, yet they present great opportunity and scope for extension should one wish (subject to the necessary planning permission). Currently providing two dwellings, the cottages could also be renovated into one larger dwelling, depending on the purchasers wishes.

1 Dale Cottages, on the ground floor, presents a Lounge with an open fire through to a spacious Dining Room hosting a traditional range with brick-surround and access to the stairwell. A kitchen locates to the rear of the cottage, with external access into the west of the plot. The first floor offers three good-sized bedrooms and a family bathroom.

2 Dale Cottages presents accommodation that replicates that of 1 Dale Cottage. Briefly, this comprises on the ground floor an entrance door into the Lounge through to a Dining Room hosting a log burning fire with a brick-surround. A kitchen locates to the rear with access into the gardens to the east of the plot. The first floor offers three further bedrooms, and a family bathroom, each with rural outlooks across the farmland.









Externally

The cottages benefit from a generous plot creating a true countryside feel, offering spacious lawned gardens bounded by mature planted borders - perfect for those with amenity and lifestyle interests. The accommodation benefits from rural outlooks and views across the surrounding farmland, and there is ample space to create outside dining and seating areas. An off-road parking area to the front presents space for multiple vehicles, via a right of way from the roadside.









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Ground Floor

First Floor

General Information

Directions:
Travelling east from the centre of Derby on the A52 Brians Clough Way, continue straight for approx. 6.5 miles. Exit the A52 at the Sandiacre Interchange and take the first exit onto Bostocks Lane and continue straight for approx. 1.0 mile. Turn left onto No Mans Lane and continue straight for approx. 1.0 mile, the property can be found for on the left hand side as indicated by our 'For Sale' board.

What3words/////coasters.comedians.ferrying

Services:
The property has mains electric and water connected. We are not aware of any other services connected.

Tenure and Possession:
The land is sold freehold with vacant possession upon completion.

Sporting, Mineral and Timber Rights:
We understand the sporting, mineral and timber rights are included as far they exist.

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

Fixtures and Fittings:
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. The property benefits from a right of way for access via a private track to the front.

Method of Sale:
The land is offered by Private treaty

Vendor's Solicitors:
Underwood and Vincombe, Telford House, Outram's Whalf, Little Eaton, Derby, DE21 5EL. Contact Connor Walker.

Local Authority:
Erewash Borough Council, Ilkeston Town Hall, Town Hall, Wharncliffe Road, Ilkeston, Derbyshire, DE7 5RP

Broadband Connectivity:
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

EPC: Both cottages are currently **F**

Council Tax Band: Both cottages are currently a **C.**

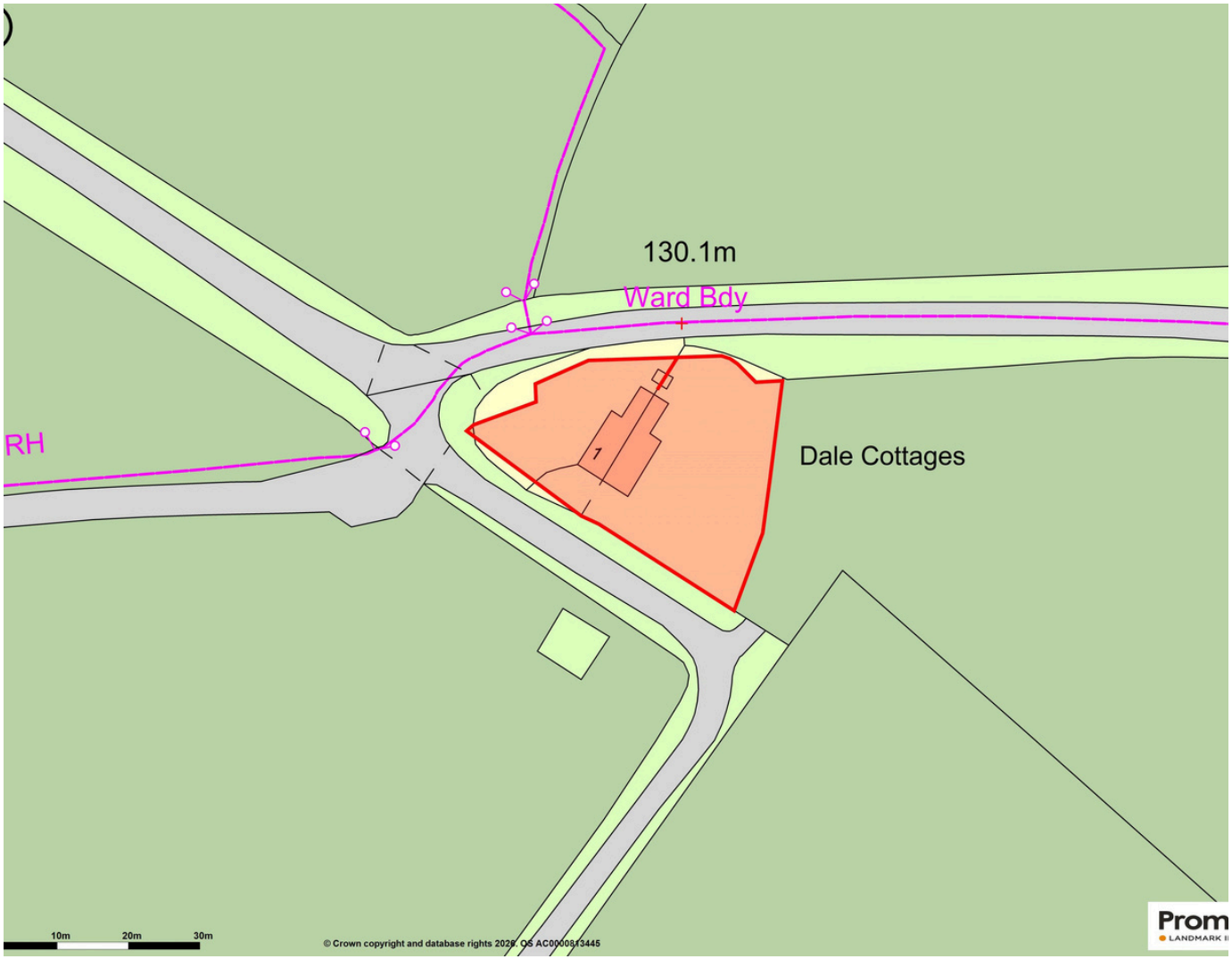
Parking:
Parking is currently on the Driveway.

Registering to Bid & Money Laundering Regulations

All bidders must register with the auctioneers prior to bidding and provide proof of identity and proof of address in compliance with the Money Laundering Regulations 2017. The documentation collected is for this purpose only and will not be disclosed to any third party. As auction mornings can be busy, we strongly advise completing your registration and document verification in advance.

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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