



65 Oakerthorpe Road
Bolehill, Matlock



**65 Oakerthorpe Road
Bolehill
Matlock
Derbyshire DE4 4GP**



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1.28 ac



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A unique opportunity to acquire a one-bedroom, semi-detached cottage together with gardens, stone-built outbuilding, and adjoining paddocks and woodland all together totalling approximately 1.28 acres. The property requires renovation but presents great opportunity, in a popular rural yet accessible location with far reaching countryside views.

**For sale by Public Auction at 3pm on 22nd September 2025 at the
Agricultural Business Centre, Bakewell, DE45 1AH**

Auction Guide Price:

£295,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property situates in a rural but accessible position, on the outskirts of the village of Bolehill, located within the Derbyshire countryside. Whilst being rural, the property offers good road links to popular nearby villages, towns, and amenities including Matlock to the north (4.2 miles), Belper to the southeast (6.6 miles), Ashbourne to the southwest (10.1 miles), and Bakewell to the northwest (12.5 miles). The property sits just a stones throw from the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots.



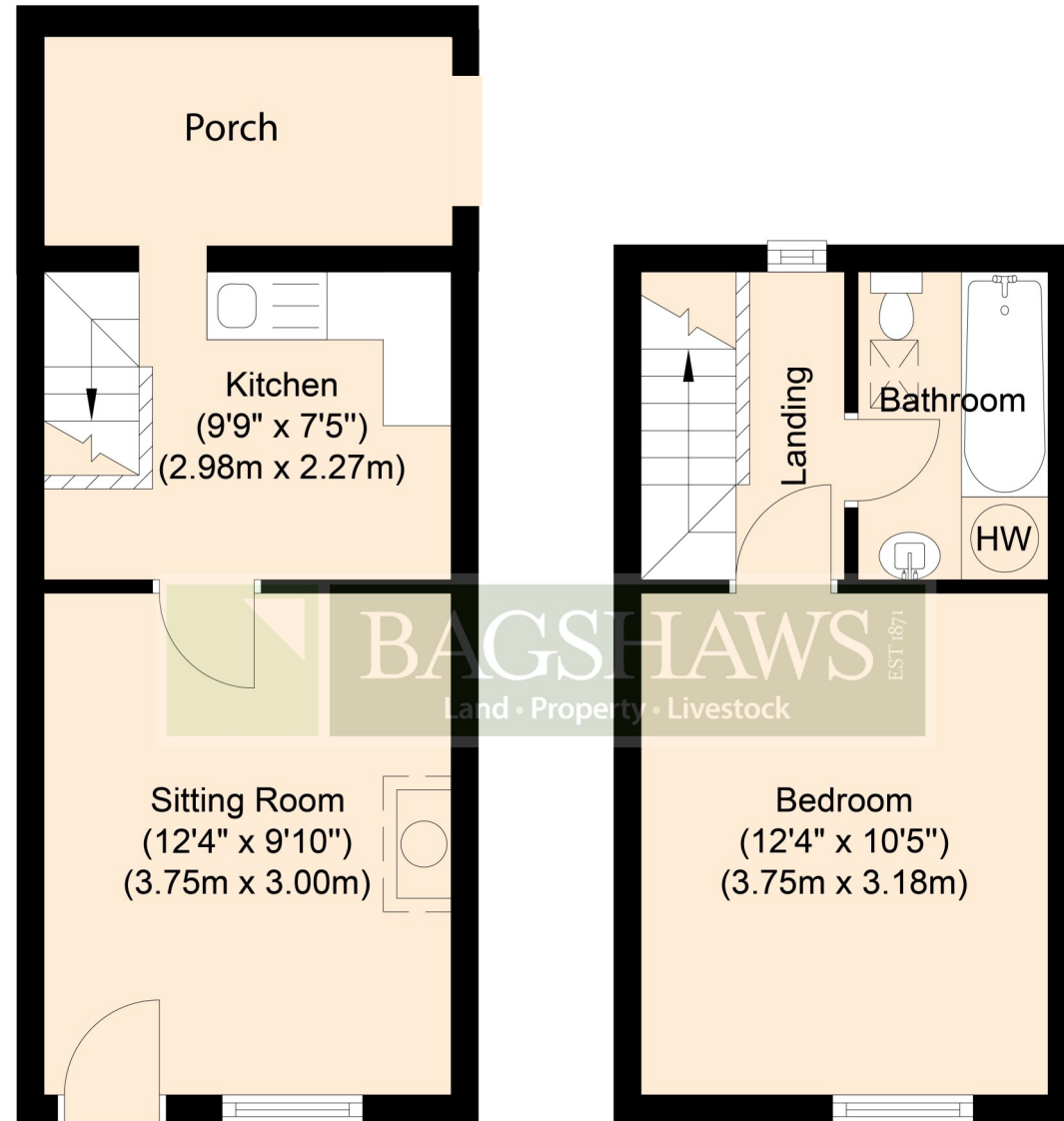
Description

The sale of 65 Oakerthorpe Road offers an exciting opportunity to acquire a stone-built, semi-detached cottage with many traditional and characterful features. The accommodation spreads across two floors and briefly comprises on the ground floor a sitting room, rear porch area, and a kitchen. The first floor offers a double bedroom and separate bathroom. The accommodation requires modernisation throughout however, new windows, doors and flooring have recently been installed, allowing a purchaser to finish to their own taste. Previously, planning permission has been obtained to extend the property and although this has now lapsed, the opportunity is there should someone wish (subject to new planning consents).

Externally, the property offers a generously sized plot with lawned garden areas, perfect for those with amenity and gardening interests, and ample space to create a patio. The driveway is spacious, with plentiful parking for multiple vehicles offering good access to the parcel of land to the rear. A stone-built former piggery offers a useful space, in need of some repairs, but with flexibility in its uses as a garden store, workshop etc.

Land

The grassland locates to the side and rear of the cottage, suitable for grazing of livestock and/or horses, benefitting from access off both the roadside and driveway. The land slopes down to the road, presenting impressive and far-reaching rural views across the Derbyshire countryside, bounded by dry stone walling and mature hedgerows.



65 Oakerthorpe Road, Bolehill, Matlock, DE4 4GP

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



General Information

Directions:

From Matlock town centre, head south on the A6 Dale Road and follow the road through Matlock Bath. At Cromford traffic lights turn right onto the B5036 signposted for Wirksworth, and follow the road for approximately 1.0 mile. Turn left under the bridge onto Oakerthorpe Road and follow the road round through the village, the property can be found on the left hand side, indicated by our 'for sale' board.

What3Words: ///potential. Ringside.poker

Services:

The property benefits from mains electricity, water and sewerage.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email Bakewell@bagshaws.com.

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 neighbouring property has a right-of-way to the rear of the dwelling for parking only.

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.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 22nd September 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Local Authority:

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

Council Tax Band: B

EPC: F

Mineral, Sporting, Timber Rights:

The mineral, sporting, and timber rights are included insofar as they exist.

Vendor's Solicitors:

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

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.

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 but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

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In partnership with Bury and Hilton

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