

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.

For Sale by Public Auction at 3pm Monday 16th November 2026 at the Agricultural Business Centre, Bakewell, DE45 1AH

Guide Price: £380,000

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 Public Auction at 3.00pm on Monday 16th November 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

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.

Conditions of Sale
The Conditions of Sale will be deposited at the office of the Auctioneers usually 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.

Deposits & Completion
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur before 31st March 2027, unless otherwise stated at the auction.

The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. VAT) for all lots sold up to a value of £99,999. For lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. VAT), payable on the fall of the hammer.

Registering to Bid & Money Laundering Regulations

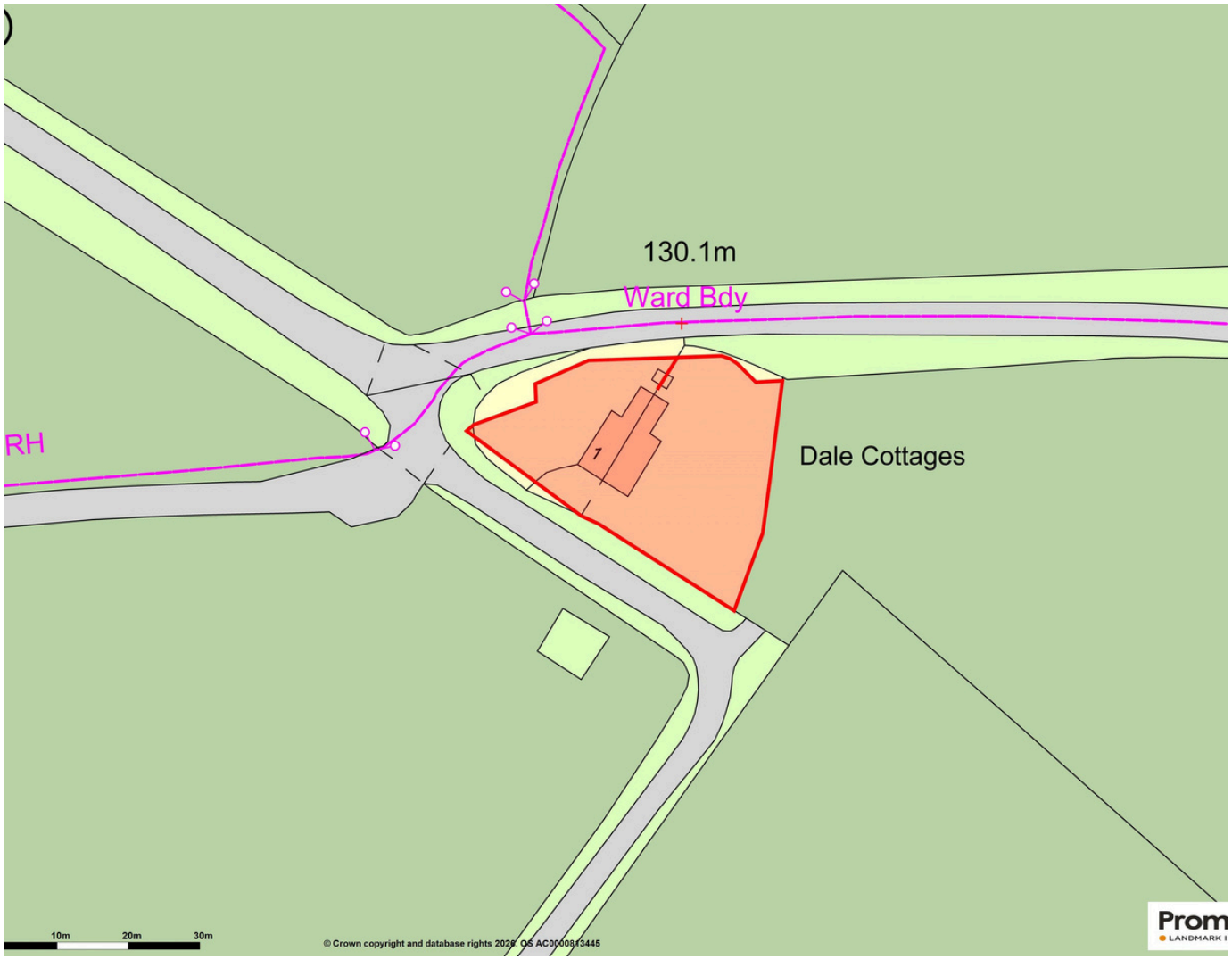
All bidders must register with the auctioneers prior to bidding and provide proof of identity and proof of address in compliance with the Money Laundering Regulations 2017. The documentation collected is for this purpose only and will not be disclosed to any third party. As auction mornings can be busy,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

Online Bidders

Those wishing to bid online must register by 12 noon on the Friday prior to the auction. Please ensure your proof of identity and proof of address are submitted at the point of registration, as bids cannot be accepted without verified documentation. In addition to the standard buyer's fee, online bidders are subject to an additional online buyer's premium of £500 plus VAT (£600 inc. VAT), payable on the fall of the hammer. Please contact us to register or for further details.

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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Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH
T : 01629 812777
E : Bakewell@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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