Home 2 Sell

Quality Service For Less



84 Belper Road

Bargate, Belper, DE56 0SU

Guide Price £220,000

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**********DEVELOPMENT OPPORTUNITY**********
Home2sell are delighted to offer this three bedroom detached property set in generous grounds having fore garden, garage and driveway with a generous rear garden enjoying a most fine aspect and views which can only be truly appreciated when viewed. Accommodation comprising in brief of Entrance Hall, Lounge, Dining Room, Kitchen, Pantry and Side Porch. To the first floor landing three well proportioned Bedrooms and a Family Bathroom. The residence enjoys a highly sought after location.





Entrance Hall

Lounge
13'5" x 11'6" (4.11m x 3.51m)

Dining Room
13'11" x 10'9" max (4.25m x 3.30m max)

Kitchen
11'3" x 5'6" (3.43m x 1.69m)

Pantry

Porch

To the first floor landing

Bedroom One
11'5" x 10'11" (3.48m x 3.35m)

Bedroom Two
9'9" x 11'5" (2.98m x 3.49m)

Bedroom Three
11'5" x 6'8" (3.48m x 2.05m)

Bathroom

Outside
The property is set in generous grounds having fore garden and driveway with garage. Having a generous rear garden enjoying a most fine aspect backing on to open fields and enjoying views which can only be truly appreciated when viewed.

Area
Belper Road is situated within walking distance of the popular village of Holbrook and approximately a mile and a half from the centre of Belper which provides an excellent range of amenities including shop, schools and recreational facilities and excellent dog walks. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note
From the Belper office of Home2sell proceed along Queen Street turn left onto Gibfield Lane which then becomes Holbrook road and then Bargate Road, at the mini roundabout turn right onto Belper Road where the property can the be found on the left hand side clearly identified by our distinctive Home2sell For sale board.

Auctioneer Comments
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with Home2sell the marketing agent on this online auction sale and
are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction
terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via Home2sell the Marketing Agent or The
Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being

shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.









Road Map



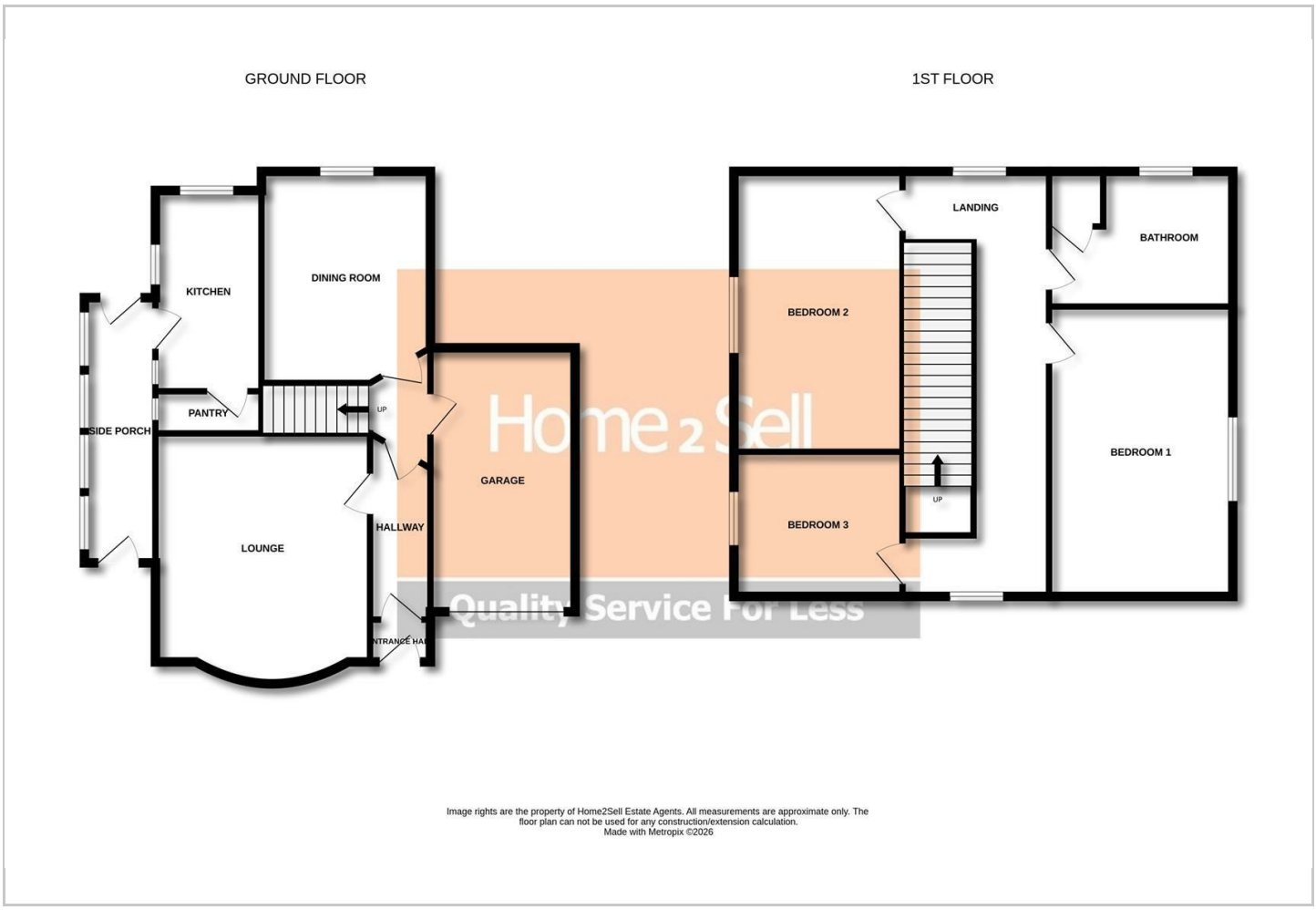
Hybrid Map



Terrain Map



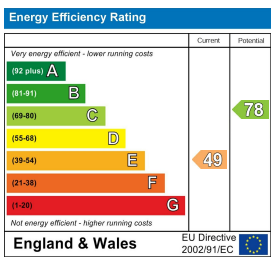
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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