





Mill Street, Belper, Derbyshire DE56 1DT
Auction £90,000 - Freehold



PROPERTY DESCRIPTION

*****Viewing Event Wednesday 26th November *****

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

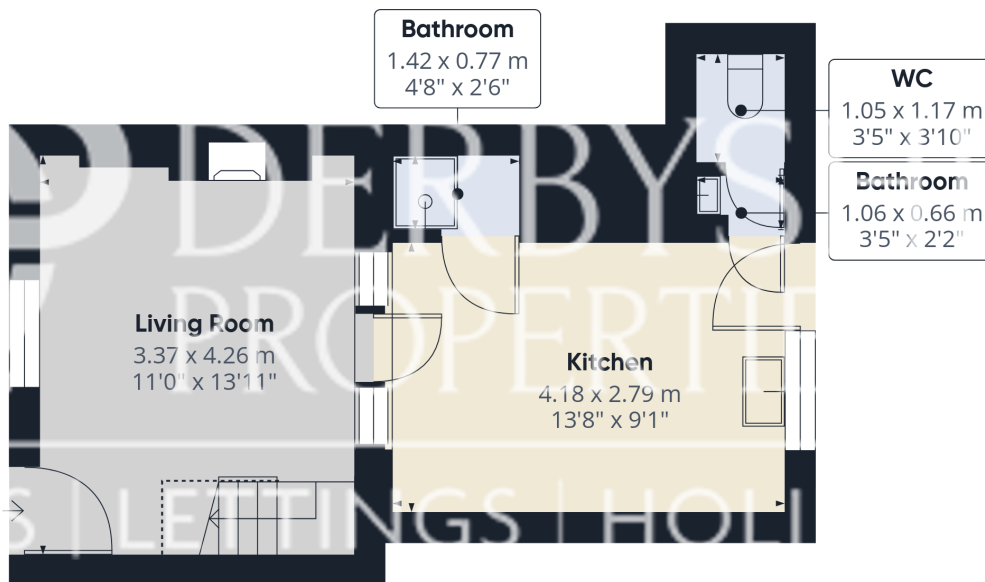
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

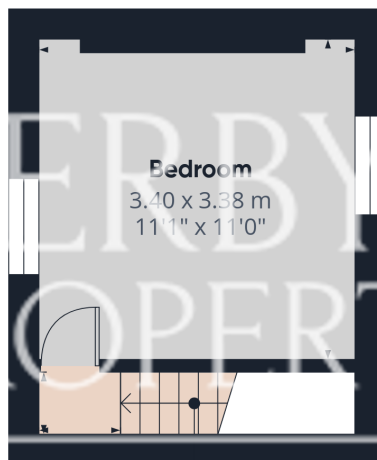
Calling all property developers and investors—this competitively priced one-bedroom cottage is located within easy reach of Belper town centre and is sure to attract strong interest. Offered with a guide price of £90,000, the property requires complete refurbishment throughout, providing an excellent opportunity to create a charming home or rental investment. An early internal inspection is highly recommended, particularly ahead of our advertised open viewing event.

POINTS OF INTEREST

- *** AUCTION GUIDE PRICE £90,000***
- Viewing Event Wednesday 26th November
- Sold Via Modern Method of Auction
- Mid Terraced Cottage
- In Need of Complete Refurbishment
- Ideal Development Opportunity
- Sought After Location Close To Belper



Ground Floor



Floor 1



Approximate total area⁽¹⁾

40.9 m²
441 ft²

Reduced headroom

0.9 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360