

**The Meadow Cottages  
Belper  
Derbyshire  
DE56 2UL**



**For Sale by Informal Tender  
A pair of semi-detached cottages  
suitable for conversion to a single dwelling  
(subject to planning), with small area of  
additional land**

**Closing Date: Thursday 22<sup>nd</sup> May 2008**

**Guide Price £260,000**



### **Plans and Particulars**

Robertshaws Chartered Surveyors for themselves and the sellers of this property for who they act, give notice that:

- 1) These particulars are prepared based on information on file. Robertshaws Chartered Surveyors have endeavoured to confirm the accuracy of all information but cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective buyers must satisfy themselves as to their accuracy.
- 2) A copy of the Plan is attached to the particulars. This is photocopied and may not be to scale.
- 3) Robertshaws will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- 4) Keys for the property will not be released until completion has taken place.
- 5) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
- 6) Photographs appearing in this brochure show only certain parts of the property at the time the photograph was taken. No assumptions should be made in respect of parts of the property which are not shown in the photographs.
- 7) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective buyers should satisfy themselves as to the fitness of such items for the requirements.
- 8) Viewing days are arranged so that a representative of Robertshaws Chartered Surveyors can be on site to allow access to the properties. If you are unable to attend on any of these days, please contact the agents who will endeavour to make alternative arrangements.

On viewing days, we request that you do not smoke on site.

## Description

A pair of brick built semi-detached cottages, under a blue slate roof with predominantly timber single glazed windows, but some UPVC double glazed windows. One cottage has had some improvement works done, but both are in need of renovation.

## Situation

The two properties are located off a private road, known locally as Strutts Drive. This private road is off the Chevin Road. The route is shown on the plan attached to the particulars.

The pair of cottages are set in their own gardens with private access drive and are surrounded by fields. The site is close to the River Derwent.

## Accommodation

### 1 Meadow Cottages

Timber door to **Kitchen** 3.306m (10.10') x 5.126m (16.09')

Range of base and wall units, granite effect worktop and single drainer stainless steel 1½ bowl sink unit with mixer taps, space for washer

**Lounge** 4.107m (13.05') x 3.956m (12.11') with stone fireplace and shelving units, open fire, timber hearth and shelving above.

Upvc double glazing and door to understairs cupboard, further door to: Small inner **Hallway**, upvc double glazed door, leading to front garden.

Stairs to Landing:

**Bedroom 1** – 4.092m (13.05') x 3.957m (12.11')

Original fireplace (partially boarded over), single glazed timber window, door to over stairs cupboard.

**Bedroom 2** - 2.942m (9.07') x 3.333m (10.11')

Single glazed, top opening timber window, original fireplace (partially boarded over).

**Bathroom** - 2.082m (6.09') x 3.313m (10.10')

White 3 piece bathroom suite comprising, bath, low level wc and pedestal wash hand basin. Cylinder cupboard with lots of shelving.

Rear Garden to main entrance, with lawned area, enclosed by dry stone wall, new brick wall to the side, leading to the front garden.

Pedestrian Gate into the field (original access) which is to be closed up by the purchaser (see special conditions).

## **2 Meadow Cottages**

**Lean-to Porch** with upvc double glazed windows and door, gives access to:

**Downstairs Bathroom** 1.368m (4.05') x 2.304m (7.06')

White suite, pedestal wash hand basin, bath, high level wc.

One upvc double glazed window and one single glazed timber window.

Rear door of house leads into:

**Kitchen** 3.640m (11.11') x 3.333m (10.11') gross

Tiled fireplace

Single drainer stainless steel sink unit

**Small pantry** off 0.920m (3') x 1.345m (4.04') with small stone shelf and range of timber shelves and small timber single glazed window

From Kitchen, door into:

**Living Room** 4.112m (13.05') x 3.918m (12.01') gross

Tiled fireplace and storage heater

Door to understairs cupboard

The 2 doors from this room are the original braced timber doors, door that leads into small **Hallway** and Stairs

Front upvc double glazed door

**Stairs** to first floor and Landing, with small timber single glazed window, loft hatch.

**Bedroom 1** - 2.074m (6.09') x 3.334m (10.11')

Single glazed timber window, storage heater, original braced timber door

**Bedroom 2** - 2.955m (9.08') x 3.334m (10.11') gross

Chimney breast, small original fireplace (partially boarded over)

Water tank on floor

Single glazed timber window, original braced timber door

**Bedroom 3** - 3.945m (12.11') gross x 4.114m (13.05') 'L' shaped room

Chimney breast, with original fireplace (partially boarded over)

Cupboard over the stairs, single glazed window (different style to other)

Both doors original braced timber

To the front is a small enclosed garden

To the rear there is a small garden area. There is access down the side of the property, marked by a brick wall with concrete capping, to the garden at the front (underneath the overgrowth).

An additional area of land is to be included in the sale and this area is edged green on Plan 1. The buyer will be responsible for the erection of a stock proof post and 4 rail fence, on the boundaries marked by a double 'T' mark. This land is currently part of the field and is sold without the benefit of planning permission for change of use for garden.

## **Site Area**

The area sold is shown edged red and green on the attached plan and extends to approximately 645 square metres (red) and 577 square metres (green).

## **Services**

Mains Water and Electricity are connected to the property.

Septic Tank Drainage - See special conditions

This information is as supplied by the sellers and no guarantees can be given on the status of the services. All interested parties must check with Utilities Providers to ensure that the services are available.

## **Viewings**

**Viewing will be restricted to three viewing days.**

Viewing days are scheduled for:

- |                                    |                  |
|------------------------------------|------------------|
| 1) Saturday 19 <sup>th</sup> April | 11.00am – 3.00pm |
| 2) Thursday 1 <sup>st</sup> May    | 11.00am – 3.00pm |
| 3) Saturday 17 <sup>th</sup> May   | 11.00am – 3.00pm |

It is not necessary to make an appointment for these viewing days, but please note staff will be leaving site promptly at the end of the viewing time on each viewing day. You should allow time to look around with this in mind.

## **Method of Sale**

The land is being offered for sale by Informal Tender. The sellers are not bound to accept the highest nor other tender received.



# **The Meadow Cottages, Belper**

## **SPECIAL CONDITIONS**

- 1) The buyers shall be responsible for keeping all boundaries marked with a single 'T' mark in good stock-proof condition and for their replacement and repair. (Plan 1).
- 2) The buyers shall be responsible for erecting and thereafter maintaining, repairing and replacing a post and rail stock proof fence on the boundaries marked by a double 'T' mark. (Plan 1).
- 3) The buyers shall be responsible for making up the pedestrian gate marked A. (Plan 1).
- 4) A gate is to be in place at point C at all times. (Livestock are in fields around the cottage and at times the gate will have to be shut). (Plan 1).
- 5) The buyers are granted a right of way for all purposes over the roadway shaded yellow. The buyer shall be responsible for one third cost of the maintenance of this track. This liability includes maintenance/ repair/renewal of the cattle grid. It should be noted that this track is within an agricultural tenancy and must not be obstructed at any time. (Plan 2).
- 6) The buyers are granted a right of way for all purposes over the access shaded orange and shall be responsible for maintenance according to user. (Plan 2).
- 7) The existing septic tank is shown approximately on the plan (marked ST). This is sub-standard. The buyers must replace the same with a bio-disc drainage system in a location approved by the sellers agent. All necessary consents from the Environment Agency will have to be obtained by the buyers. (Plan 1).
- 8) The property is sold without the benefit of planning permission. Any prospective buyer must satisfy themselves that they are able to obtain any permission they may require.