

SCARGILL
MANN & CO

EST. 1995



46 Hollis Street

, Derby, DE24 8QU

Auction Guide £95,000



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GENERAL INFORMATION

THE PROPERTY

FOR SALE BY AUCTION Thursday 29th May at 9am - Scargill Mann & Co in association with SDL Auctions offer for sale this three-bedroom villa. The property offers scope for modernisation with two reception rooms, a kitchen and a bathroom on the ground floor, and on the first floor are three bedrooms and a bathroom. Outside is a good-sized garden to the rear

LOCATION

The property is situated close to all local amenities, including shops, doctors, a pharmacy, public Inns, and a church, all within a short distance.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

Having stairs off to first floor and door opening through to lounge.

LOUNGE

11'10" max 10'10" min x 14'0" max into bay (3.63m max 3.32m min x 4.29m max into bay)

Has attractive stripped pine floor boards, original period dresser, radiator, original cornice to ceiling and ceiling light point.

DINING ROOM

11'11" to window x 11'11" max 10'9" min (3.65m to window x 3.65m max 3.29m min)

Has coving to ceiling, window to the rear aspect, ceiling light point, radiator and useful storage cupboard which leads down to the cellar.

FITTED KITCHEN

6'9" x 7'11" (2.08m x 2.42m)

Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a four ring gas hob, stainless steel sink and side drainer, there is an integrated oven, space for dishwasher, space for fridge freezer and space for washing machine, a door leads through to the rear lobby with a door leading out to the rear and a further door from the lobby opens into the bathroom.

BATHROOM

7'1" x 5'10" to the window (2.16m x 1.79m to the window)

Is fitted with a panelled bath with separate Triton electric shower over, pedestal hand wash basin and W.C., there is an obscure window to the side aspect, tiled surrounds, ceiling light point and radiator.

CELLAR

11'11" x 11'11" (3.64m x 3.64m)

Has power and light.

FIRST FLOOR

Stairs rise to the landing.

LANDING

Has loft access point and all doors leading off.

BEDROOM ONE

11'10" max 10'11" min x 11'10" (3.63m max 3.33m min x 3.63m)

Has a window to the front aspect, radiator and ceiling light point.

BEDROOM TWO

12'0" to window x 8'0" min 8'9" max (3.67m to window x 2.44m min 2.69m max)

Has coving to ceiling, window to the rear aspect, radiator and storage cupboard which houses the domestic hot water and central heating boiler.

BEDROOM THREE

6'11" x 8'0" to window (2.13m x 2.44m to window)

Has a radiator, window to the rear aspect and ceiling light point.

OUTSIDE

The property sits back off Hollis Street behind a bricked boundary hard landscaped forecourt, a path leads down the side of the house and opens up into the rear garden which is predominantly laid to lawn with paved patio areas, workshop and herbaceous borders.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

THE PROPERTY APPEARS TO HAVE A HISTORY OF MODERATE STRUCTURAL MOVEMENT, THIS HAS BEEN HALTED AND A CERTIFICATE OF STABILITY IS IN PLACE. ANY POTENTIAL BUYER WILL NEED TO ENSURE THEY HAVE SATISFIED THEMSELVES ON THE COSTS OF ANY POTENTIAL REPAIRS.

COUNCIL TAX BAND

Derby City - Band A

CONSTRUCTION

Standard Brick Construction

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor. Vacant possession upon completion.

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier - Standard 18 mbps, Superfast 80 mbps and Ultrafast 1800 mbps show as available in this location

Satellite and Cable TV Availability

Sky, Virgin and BT show as available in this location.

Mobile signal - Mobile Signal

EE, O2, Vodafone and Three show as available in this location.

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area. Rivers and Seas - Very low. Surface Water - Very low.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/>

[Schoolsandcolleges/Find-a-school.aspx](https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx)

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

Tel: 01283548194

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025) A

AUCTION DETAILS

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Useful links

[Finance this property](#)
[Our buyer terms](#)
[Auction Conduct Guide](#)
[Map](#)



Road Map



Hybrid Map



Terrain Map



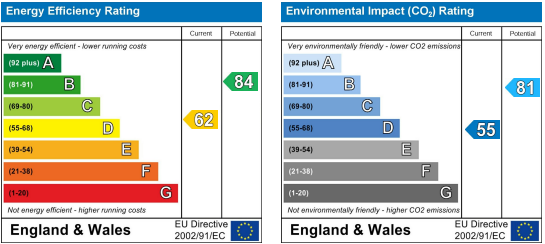
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 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.