



## TO BE OFFERED BY PUBLIC AUCTION



18<sup>th</sup> SEPTEMBER 2025 – 7pm prompt at

ASHFORD VILLAGE HALL, GREAVES LANE,  
ASHFORD IN THE WATER, DERBYSHIRE DE45 1QB

Auctioneers Office: Archway Estate Office, 16 Crown Square, Matlock,  
Derbyshire, DE4 3AT

Telephone: 01629 580228

Email: [matlock@fidler-taylor.co.uk](mailto:matlock@fidler-taylor.co.uk)

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



## SALE PRELIMINARIES

### CONDITIONS OF SALE

The Conditions of Sale will be placed on deposit at the auctioneers Matlock office for seven days prior to the sale. Any purchaser shall be deemed to have full knowledge of these conditions whether inspected or not. The auctioneers and vendor's solicitors will be in attendance from half an hour prior to the sale to answer any questions. No questions will be taken once the sale commences. All properties are offered for sale subject to the Common Auction Conditions for Auctions of Real Property in England and Wales 3<sup>rd</sup> Edition, copies of which are available for inspection at the auctioneer's office and will be available on the day of sale at the sale venue.

### FIXTURES AND FITTINGS

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. No specific test has been made on any appliance either included or available by negotiation.

### SERVICES

No services have been specifically tested. Prospective purchasers should satisfy themselves regarding their condition and availability of connection where necessary.

### PLANNING

All properties are offered for sale subject to the existing or established planning use. Prospective purchasers should satisfy themselves as regards any alternative planning uses by reference to the local planning authority.

### PRICE GUIDES

Price guides are given as an indication only but represent the auctioneer's reasonable assessment at the commencement of the marketing period as to the approximate level of selling price. This opinion may vary during the period of marketing and interested parties should feel free to seek an update from the auctioneers nearer to the date of sale. Reserve prices are not disclosed unless stated.

### PRE-SALE OFFERS

The auctioneers are pleased to report any offers prior to auction and all Lots are offered for sale "unless previously sold privately". However, offers will only be accepted prior to auction assuming they are unconditional and based upon a signed and exchanged contract. Properties remain available to the market until such time as contracts are exchanged. Bearing in mind the availability of sale contracts, this would normally only be within the week prior to the sale date. Interested parties should check with the auctioneers a day or two prior to the sale to see if any pre sale offers have been accepted. It is advised that interested parties should register their interest with the auctioneers so as to be notified in the event of properties being sold prior to auction.

### ADDITIONAL INFORMATION

Copies of planning approvals, site plans and other supporting documents are available on request from the auctioneer's office. All plans are for **identification purposes only** and boundaries should be checked with Title Deeds and contract documentation.

### UNSOLD LOTS

Enquiries regarding unsold Lots are invited immediately after the sale when unconditional offers will be considered. Frequently properties are sold immediately after the auction and if you are interested, please see sales staff at the sale venue.



## LOT 1 – Price Guide £275,000 to £325,000

ASHFORD OLD SCHOOL, BUXTON ROAD, ASHFORD-IN-THE WATER, BAKEWELL DE45 1QN



**A FORMER VILLAGE SCHOOL RIPE FOR RENOVATION AND WITH OPPORTUNITY FOR CONVERSION SUBJECT TO THE NECESSARY PLANNING CONSENTS.**

The attractive period stone building was purpose built, operating and serving the village as school for many years. After a brief spell of alternative use, the property has stood redundant over recent years and now presents a rare opportunity to the builder, developer or private individual to give the building a fresh purpose.

The original school rooms retain traditional space, proportion and height of the day with tall windows drawing excellent light. Later additions added the function of boys and girls WCs and circulation space and whilst not matching the original attractive appearance, do provide useful additional space for any future development.

Situated within this most desirable of Peak District villages, nestling on the banks of the River Wye which flows south through Bakewell just two miles away, the village boasts a thriving rural community and access not only to the delights of the surrounding countryside but also to the nearby centres of employment Matlock (10 miles), Buxton (10 miles) Sheffield (12 miles).

### **Accommodation**

Reception Hall with glazed lobby  
Principal School Hall  
School Room

Reception/Office  
Kitchen  
Attached toilet block of later construction

### **Outside**

A forecourt school yard with potential vehicular access. To the rear an elevated and good sized area of terraced garden adjoining agricultural land. The house stands semi-detached to The School House, which is offered as Lot 2.

### **Fixtures & Fittings**

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

### **Services**

All mains services are available to the property. No specific test has been made on the services or their distribution.



**Tenure**  
Freehold

**EPC Rating**  
To be confirmed.

**Local Planning Authority**      **Local Authority**  
Peak District National Park Authority      Derbyshire   Dales   District   Council

**Vendor's Solicitors**  
Lee Bolton Monier-Williams LLP

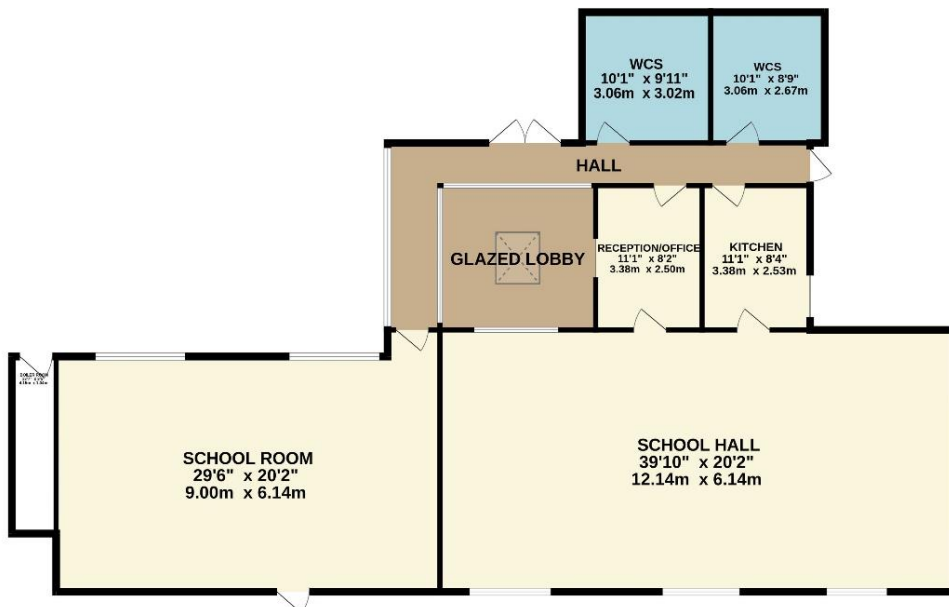
**Directions**  
From Matlock take the A6 north and proceed to Bakewell. Leave Bakewell, continuing on the A6 and travel for approx 2 miles before locating a right turn onto Buxton Road. Proceed along Buxton Road and as you reach the grass traffic island the property can be found on the left hand side, identified by the Agents For Sale board.

**Viewing**  
Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10830



**GROUND FLOOR**  
2046 sq.ft. (190.1 sq.m.) approx.



TOTAL FLOOR AREA : 2046 sq.ft. (190.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease

## LOT 2 – Price Guide £325,000 to £350,000

THE SCHOOL HOUSE, BUXTON ROAD, ASHFORD-IN-THE-WATER, BAKEWELL DE45 1QN



**A MOST ATTRACTIVE PERIOD COTTAGE RIPE FOR COSMETIC REFURBISHMENT, STANDING ATTACHED TO ASHFORD OLD SCHOOL.**

The former Head's accommodation to the adjoining Old School, this property has since been tenanted and now offers potential as a comfortable family home within the village. Stone built with mullioned windows highlight the character of the building, which offers four bedroom accommodation, the benefit of an adjoining garage and good sized gardens to both the front and rear.

As with the Old School, the location is second to none for those who seek access to the recreational delights of the surrounding Peak District National Park. The village boasts 2 public houses and eateries, recreation grounds with cricket pitch and access to neighbouring village primary schools or Bakewell just 2 miles away which also hosts the well respected Lady Manners School for secondary education. Matlock (10 miles), Buxton (10 miles) Sheffield (12 miles).

### Accommodation

Ground floor	First Floor
Entrance Hall with staircase to the first floor	Bedroom 1 - double
Sitting Room	Bedroom 2 - double
Dining Room	Bedroom 3 - double
Kitchen	Bedroom 4 – good single
Rear Porch/Passage	Bathroom

### Outside

Adjoining the house is a stone built Garage (5.0m x 2.77m) with double doors to the front and personnel door at the rear.

A broad front garden includes mature planting around a central paved area all within walled boundaries. At the rear, good sized terraced gardens and a pleasant aspect across adjoining agricultural land.

### Fixtures & Fittings

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.



### Services

All mains services are available to the property. No specific test has been made on the services or their distribution.

### Tenure

Freehold

### EPC Rating

To be confirmed.

### Local Planning Authority

Peak District National Park Authority

### Local Authority

Derbyshire Dales District Council

### Vendor's Solicitors

Lee Bolton Monier-Williams LLP

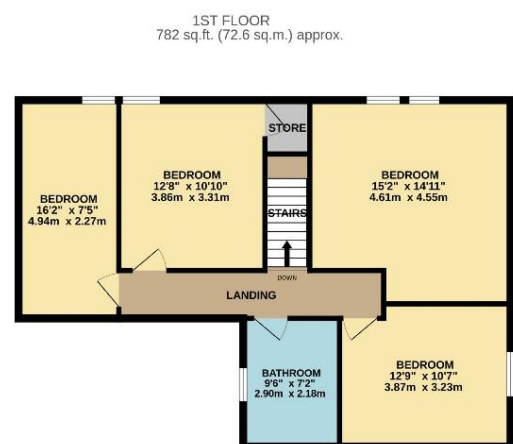
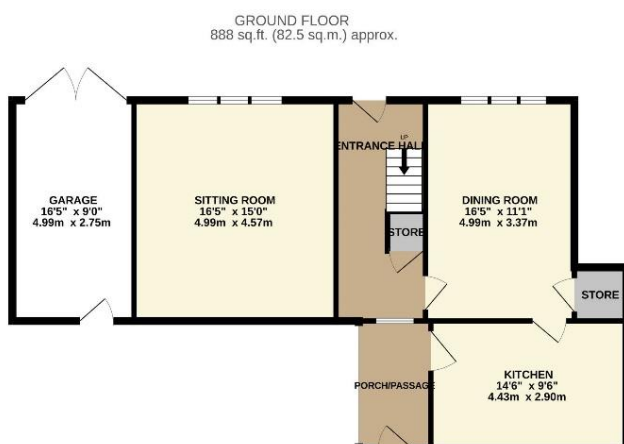
### Directions

From Matlock take the A6 north and proceed to Bakewell. Leave Bakewell, continuing on the A6 and travel for approx 2 miles before locating a right turn onto Buxton Road. Proceed along Buxton Road and as you reach the grass traffic island the property can be found on the left hand side, identified by the Agents For Sale board.

### Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10830



TOTAL FLOOR AREA: 1670 sq.ft. (155.1 sq.m.) approx.

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## LOT 3 – Price Guide £5,000 to £10,000

THE CROFT, OFF VICARAGE LANE, ASHFORD-IN-THE-WATER, BAKEWELL DE45 1QN



PARCEL OF AGRICULTURAL LAND EXTENDING TO AROUND 0.699 ACRE, CURRENTLY OCCUPIED UNDER AN AGRICULTURAL TENANCY. THE LAND IS SITUATED AT THE REAR OF THE OLD SCHOOL AND SCHOOL HOUSE, WITH LIMITED VEHICULAR ACCESS. THE SLOPING SITE IS SUITED AS HOBBY GRAZING OR OTHER AGRICULTURAL AMENITY.

### Tenure

Freehold and subject to an existing agricultural tenancy. Peppercorn rent is passing at £1 per annum. There is no formal lease document to be found.

### Local Planning Authority

Peak District National Park Authority

### Local Authority

Derbyshire Dales District Council

### Vendor's Solicitors

Lee Bolton Monier-Williams LLP

### Directions

From Matlock take the A6 north and proceed to Bakewell. Leave Bakewell, continuing on the A6 and travel for approx 2 miles before locating a right turn onto Buxton Road. Proceed along Buxton Road and as you reach the grass traffic island bear left onto Vicarage Lane and you will see the agents For Sale board just up on the left. There is a narrow pathway which runs parallel to the land. The land can also be seen from the garden of The School House (a property also being sold at the auction).

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



**FIDLERTAYLOR**



**Viewing**

Strictly by prior arrangement with the Matlock office 01629 580228. Ref: FTM10830

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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## BUYING AT AUCTION

### NOTICE TO PURCHASERS

It is important to appreciate that if you bid at auction and your bid is successful you will have entered into a legally binding contract. This will obligate you to pay 10% of the purchase price immediately with the balance of the purchase monies on the completion date.

Buying at auction is very much simpler than you may appreciate, but it is important to be well prepared.

Having viewed the property which interests you and decided that you wish to pursue a purchase you need to get in place all financial arrangements and to ensure that you are satisfied with regard to any obligations being placed upon you by the sale contract. We would suggest the following course of action:

#### PRIOR TO SALE DAY

Obtain a **Surveyors report** – you should satisfy yourself as to the adequacy of the property for the purposes you require as you will be entering into a legally binding contract on the fall of the hammer. Any survey you require should be commissioned well in advance of the sale date so that you are able to bid in the full knowledge of any defects or repairs that require attention. Many properties taken to auction require renovation and prudent purchasers would satisfy themselves as regards the cost of their intended improvement works.

**Arrange finance** – as you will be entering into a legally binding contract it is essential that all financial arrangements are in place prior to the date of the sale. The balance of any purchase monies will be required on the completion date, this is generally not less than 28 days after the date of the auction. However, completion dates may vary and are published or announced immediately prior to the sale.

Check the **Conditions of sale** – these are placed on deposit at the auctioneers and solicitors at least 7 days prior to the sale. Any purchaser will be deemed to have full knowledge of these conditions whether inspected or not. Any questions should be raised with either the auctioneers or solicitors prior to the sale as no questions will be taken once the sale has commenced. You should take the advice of your solicitor regarding any items of concern or ask your solicitor to inspect the conditions on your behalf. Legal documentation often comprise substantial quantities of paperwork and conditions are rarely copied or sent through the post. Where copies are forwarded, the auctioneers may charge for postage and copy cost.

**Insurance** – it is the responsibility of the purchaser immediately on the fall of the hammer to ensure that the property is insured. Your solicitor/conveyancer will advise on the appropriate course of action.

**Planning** – properties are usually sold with the benefit of existing planning consents but where redevelopment or speculative properties are offered for sale purchasers should satisfy themselves as regards the likelihood of planning being granted for the use they envisage. In some cases, the auctioneers may have copy correspondence available with planning authorities concerning alternative uses.



All properties offered for sale by Fidler Taylor are offered by public auction “unless previously sold privately”. Occasionally offers are accepted prior to auction dependent on seller’s circumstances. Purchasers are advised to check with the auctioneers a day or two prior to the sale to ensure that the property is still being offered.

Wherever possible if a property is being sold prior to auction the auctioneers endeavour to contact all interested parties, consequently if a property is of specific interest prospective purchasers are strongly advised to register their interest with the auctioneers to be kept informed on any relevant developments.

Occasionally there are circumstances where acceptance of an offer prior to auction is considered. However, properties are not withdrawn from marketing until such time as a legally binding contract is entered into. This can often lead to an “out of auction” auction as other interest will most certainly have been registered. Only unconditional offers would be considered prior to auction ie. not subject to mortgage, survey or searches.

### **SALE DAY**

Frequently properties are offered as part of a larger sale, and you should arrive early so as to obtain confirmation as to the order of sale. This generally follows the order in which the sale has been advertised, but this is not necessarily always the case.

If possible, introduce yourself to the auctioneer and let him know which lot you are interested in. This will assist him in recognising you as bidding progresses.

There may be some last minute alterations to contract documentation and any alterations will be announced at the beginning of the sale. These are generally posted to the website as they occur. Prospective purchasers are therefore advised to monitor the website on a regular basis up to the date of sale.

### **BIDDING**

Indicate your bid by definite movements for instance raising your catalogue or hand. Particularly in a large and busy sale room it is difficult to identify vague movements of the eyebrow. Contrary to popular belief positive bidding is the accepted practice.

The auctioneer will clearly announce when the property is to be sold by indicating on 3 occasions his intention to sell. We would emphasise that on the fall of the hammer a legally binding contract is created.

Rarely do the auctioneers take proxy or telephone bids but if you are unable to attend the sale and wish to bid it is preferable to have an adviser, (a solicitor, an accountant or friend) to bid on your behalf even if the bidder has contact with you by mobile phone.

Purchasers are reminded that it is a requirement to pay 10% of the purchase price and any bidder on your behalf should have funds available to ensure that this payment is met in full.

If your bid is successful, you will be required to sign a memorandum of sale and to pay the required deposit.



#### IF SUCCESSFUL

You will be approached by a member of the auctioneer's staff and asked to give details of your name and address. At the end of the sale, you will be required to sign a contract – although the legally binding contract is made at the fall of the hammer. You will be required to pay 10% of the purchase price. Generally personal cheques are accepted. However, with the money laundering regulations you will be required to show identification to the solicitors acting for the seller.

Therefore, if you are intending to bid you should bring with you a current passport or driving licence and a recent utility bill or bank/building society statement.

#### WITHDRAWN LOTS

If a property does not reach its reserve price and is withdrawn please speak with the auctioneer or a member of staff who will register your interest and be pleased to discuss with the seller the possibility of negotiating a sale.

We trust these notes are of some assistance and will allay any fears or concerns with regards to the auction process. However, do feel free to contact the auctioneers if you have further concerns or queries.

If you are considering selling a property by auction the auctioneers are pleased to give free pre-sale advice.

**ALL OUR PROPERTIES CAN BE VIEWED THROUGH THE FOLLOWING WEBSITES:**



Regular sales by public auction throughout the year.

Visit our website for sale dates.

Sale results are posted to the website following each sale.

Register for email notification of sales with our Auction department 01629 580228 (Ext 3).

**[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)**