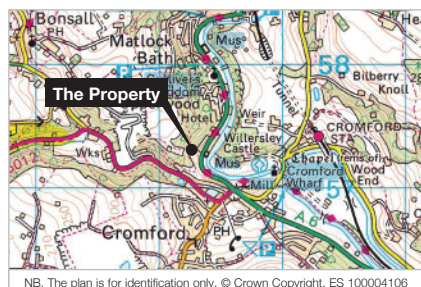


Matlock Bath Cromford Court, Derby Road, Derbyshire DE4 3PY

- **A Freehold Detached Grade II Listed Mansion with Detached Three Storey Annexe**
- Historic Planning Permissions
- GIA Approximately 27,168 sq ft
- Comprising Main House, Three Storey Annexe and Garages
- Historic Planning Permission for Hotel (Use Class C1) and Residential Institution (Use Class C2)
- First time the entire estate has been offered

Vacant Possession

FIRST TIME ON THE MARKET FOR 19 YEARS



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 1.45 – 3.00 p.m. These are open viewing times with no need to register. (Ref: MW).

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the west side of Derby Road, and is accessed via a private road. Local shops and amenities are available in Matlock to the north, with a more extensive range being accessible in the cities of Nottingham and Derby. Rail services run from Matlock Bath Station approximately 1 mile to the north and bus services run along Derby Road. The A6 provides access to the centres of Derby and Manchester. The M1 Motorway is to the east (Junctions 26-28). The property is well situated on the outskirts of the Peak District National Park and benefits from its proximity to the Derbyshire Dales.

Description

The property comprises a detached Grade II listed mansion arranged over lower ground, ground and two upper floors beneath a pitched roof, together with a detached three storey annexe known as the "West Wing" and garages.

Accommodation

Main House

Lower Ground Floor – Storage Rooms

Ground Floor – Seven Reception Rooms, Kitchen/Dining Area

First Floor – 13 Bedrooms (some including En-Suites), Family Bathroom

Second Floor – 12 Rooms

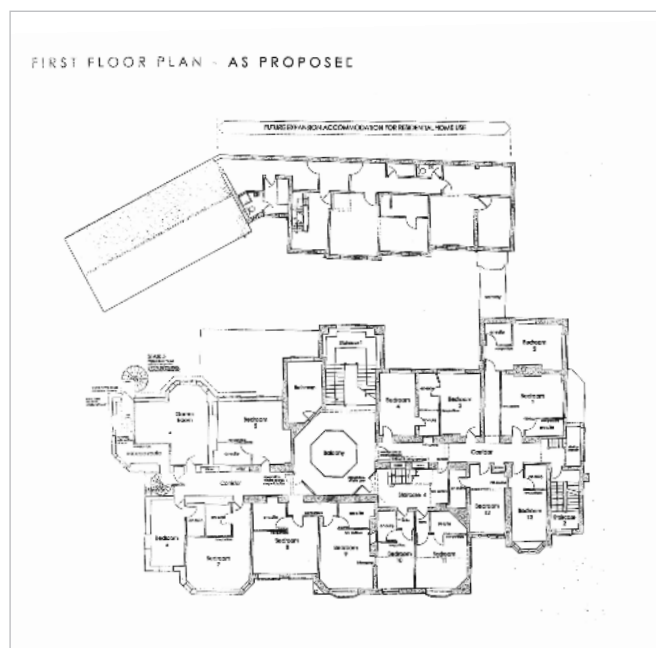
West Wing

3 x Three Bedroom Flats

1 x Studio Apartment

Two Garages

The main house has an offer to rent for £250,000 per annum. Interested parties are referred to the legal pack for further information.



Planning History

Local Planning Authority: Derbyshire Dales District Council.

Tel: 01629 761336.

Website Address: www.derbyshiredales.gov.uk

Planning permission (Ref: 17/01012/FUL) was granted in April 2018 for "Change of use of premises from missionary training unit and bible school to hotel (Use Class C1)".

Planning permission (Ref: 09/00455/FUL) was granted in October 2009 for "Change of use of premises from missionary training unit and bible school to residential home for children with learning difficulties and adult carers (Use Class C2)" with associated listed building consent.

Planning permission (Ref: 08/00201/FUL) was granted in May 2008 for "Change of use and conversion of premises from missionary training unit and bible school to hotel (Use Class C1)" with associated listed building consent.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

