



Guide price: £250,000+

Former Farmers Garage
Smedley Street
Matlock
DE4 3JG

OVERVIEW

Offered for sale by online auction are two separate plots of land in Matlock both with outline planning consent.

The larger plot of land has outline planning consent for the construction of 5 x 3.5 storey terraced houses. Variation of the consent was given in July 2024 to allow the construction of a basement level.

The smaller plot of land on the north side of Smedley street adjacent to what was the car showroom has planning consent for 1 x detached two storey dwelling with associated garden and car parking.

Both sites are on Smedley Street to the west of the junction with Smith Road. The larger of the two plots is on the south side of Smedley Street opposite the junction with Malvern Gardens and the smaller plot is on the east side of Malvern Gardens on the junction with Smedley Street.

Lot No.4

Auction date: 11 & 12 December 2024

Plot Sizes (taken from Edozo Maps)

Small plot: 0.04 acres (0.02 hectares).
Larger plot: 0.08 acres (0.03 hectares)

Planning Applications

The planning applications can be viewed by clicking the three links below:

[Application ref no. 21/01447/OUT](#)

[Application Ref No. 24/00031/VCOND](#)

[Application ref no. 21/01412/OUT](#)

EPC

Not required for the sale of land.

Tenure

Freehold with vacant possession.

Land Registry title number DY428996.

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Buyer's Premium

3% (min. £4,500) inc. VAT.

FEATURES

- For sale by online auction
- Outline planning for 6 x dwellings
- 5 x 3.5 storey terraced houses
- Application ref no. 21/01447/OUT
- Application ref no. 24/00031/VCOND
- Guide Price £250,000+
- Pre-auction offers invited
- 1 x detached house
- Application ref no. 21/01412/OUT
- Town centre location

Disclaimer: John Pye Property is the trading name of John Pye & Sons Ltd whose registered office address is James Shipstone House, Radford Road, Nottingham, NG7 7EA [registered company number 02564753]. John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.