

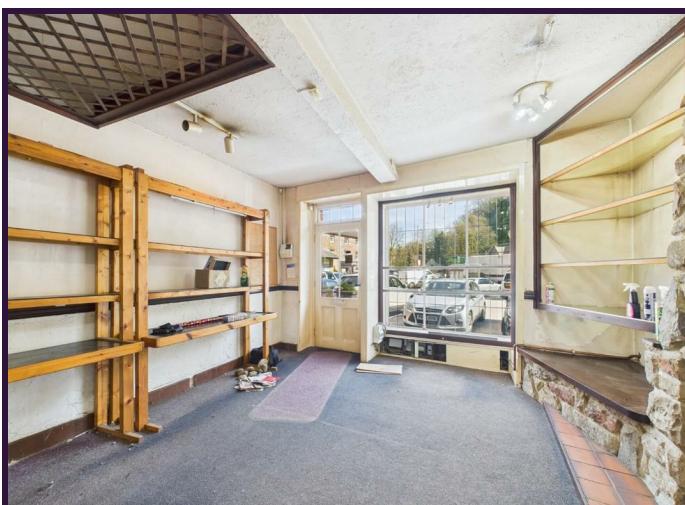


**GRANT'S**  
OF DERBYSHIRE

36/36a Market Place, Cromford DE4 3QE  
Auction Guide £125,000

For sale in our National Property Auction on Thursday 28th August 2025. The National Property Auction will be conducted behind closed doors by auctioneers Andrew Parker and Graham Penny. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction. The auction will commence at 09:00am.

This charming Grade II listed, two bedroom end-terraced cottage is located in the heart of the popular and sought after village of Cromford. The home is arranged over three floors and although it requires a programme of refurbishment, it poses a fantastic investment opportunity. With a wealth of character, the property has single glazed sash windows throughout & gas fired central heating. The accommodation briefly comprises; kitchen, living room, bathroom and two bedrooms, along with a retail space with storage room/office and separate WC below. Outside there's a rear yard which has space for a small garden bistro set if desired. No upward chain.



## Location

The village of Cromford, a World Heritage Site, was originally developed by Sir Richard Arkwright and is one of the best preserved factory communities of the early Industrial Revolution. Much of the village has been made an Outstanding Conservation Area and many of the buildings have been listed. There are many local amenities which include a primary school, post office, cafes/restaurants, public houses, a stunning church, village hall and the nationally renowned 'Scarthin Books'. Matlock is located 3 miles to the north and Wirksworth 2 miles to the south, both of these towns offering a wider range of amenities including shops, schools, leisure and health facilities. It is within easy reach of the Peak District National Park and approximately six miles away is Carsington Water with its water sports and leisure facilities. The nearby A6 provides swift onward travel to both the north and south and Cromford has its own railway station allowing easy access to Derby and London St Pancras.

## 36 Market Place

Located in the heart of Cromford village, no.36 can be found next door to The Greyhound Hotel, Bar & Restaurant. Previously 'Mystical Crystals', the front entrance door provides access into the:

## Retail Area / Shop 3.79m x 3.95m

With a sizeable front aspect bay window, which supplies this room with lots of natural light & a stone feature fireplace with inset shelving. A rear aspect wooden door opens into the:

## Store Room / Office 8'8" x 5'8" (2.66m x 1.75m)

The ideal space for storage or an office with a front aspect circular feature window, fitted shelving and what would have been the original fireplace. One door opens to a handy under-stairs storage cupboard and a bi-fold door opens into the:

## WC 6'8" x 3'2" (2.05m x 0.99m)

With a rear aspect window and fitted with a low level flush WC and wall hung wash hand basin.

## 36A Market Place

To the left hand side of the shop (36 Market Place), a pink wooden gate opens to a side alley way, which in turn provides access to 36A Market Place, the three storey cottage. A side aspect part glazed door opens into the:

## Kitchen 7'4" x 8'7" (2.24m x 2.63m)

With a side aspect window and velux roof light, this room has vinyl flooring and is fitted with wood effect wall, base and drawer units with a granite effect work top over. There's a stainless steel sink and a free-standing electric oven with glass splashback behind. There's under-counter space for a free-standing automatic washing machine and fridge freezer, both of which are currently in situ. The Worcester combi boiler is also located here. A sliding door opens into the hallway, where stairs rise to the:

## First Floor

A small landing space where wooden latched doors open to both the living room and the bathroom. A second flight of stairs rise from here to the second floor.

## Living Room 13'5" x 13'0" (4.10m x 3.98m)

A spacious room with a front aspect sash window, inset shelving and a feature fireplace with electric fire and marble hearth.

## Bathroom 5'8" x 7'3" (1.73m x 2.21m)

A part tiled room with wooden panelling and a rear aspect window which has lovely views over Cromford pond. Fitted with an olive green suite consisting of panelled bathtub, pedestal wash hand basin and low level flush WC. There's also a handy airing cupboard.

## Second Floor

Stairs rise from the first floor landing, to the second, where wooden latched doors open to both bedrooms.

## Bedroom One 12'11" x 13'0" (3.95m x 3.98m)

A spacious double bedroom with a front aspect sash window with views over Cromford market place.

## Bedroom Two 9'4" x 7'6" (2.87m x 2.31m)

An 'L' shaped single bedroom with fitted shelving and a rear aspect sash window which overlooks Cromford pond.

## Outside & Parking

Outside there's a rear yard which has space for a small garden bistro set if desired as well as an outbuilding which has a low level flush WC. Parking can be found on Cromford Market Place, right in front of the property (please note this is on a first come, first served basis).

## Council Tax Information

We are informed by Derbyshire Dales District Council that given the size of the unit at 36 Market Place, it will potentially qualify for full small business rates relief.

We are informed by Derbyshire Dales District Council that 36A Market Place falls within Council Tax Band B which is currently £1814 per annum.

## Directional Notes

The approach from our Wirksworth Office at the Market Place is to proceed towards Cromford along Harrison Drive. After passing the petrol station along Cromford Road, proceed up Steeple Grange passing under the bridge and travel down Cromford Hill into the village of Cromford. The property will be located on the left hand side of the Market Place, next to 'The Greyhound Hotel, Bar & Restaurant', clearly denoted by our "For Sale" board.

## 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.

## Online Auction Registration

To register to bid on the property, you must submit your remote bid here: <https://www.sdluctions.co.uk/remote-telephone-proxy-bidding/>. There is also a link to register on the property details page, where you will also be able to find the lot number for the property. Prospective buyers must register no later than 12pm the day before the auction date. If you register after the cut off, it cannot be guaranteed that your registration will be processed.

## Special Conditions Of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property - they are not part of SDL Property Auctions' terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

## Auction Type - Unconditional With Variable Fee

For sale by online auction on Thursday 28th August 2025 - 09:00am.

If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 40 days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

## Deposit Payable

On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

## Payment Method

Applicable fees/deposit must be paid immediately after a winning bid has been placed. We do not accept payment by cash or cheque. Prior to the auction, we will email you to register your card details with our third-party provider, Stripe. Your card details will be stored on their secure online payment platform. Payment will only be taken from you in the event of a winning bid. In this case, you will be contacted by one of our representatives to make payment. If we cannot make contact with you within 24 hours after the auction ends, we reserve the right to charge your card if you do not respond to this email.

## Auction Fees

The following non-refundable fees apply:

Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:

(a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000

(b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000. The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price.

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 Special Conditions carefully before bidding. Any additional fees are included at the seller's discretion, not on the instruction of SDL Property Auctions, and will be in addition to any fees payable to us. SDL Property Auctions has limited control over the content of the Special Conditions of Sale.

## Auction Event

The auction for this property will take place as an "Auction Event" behind closed doors with a live auctioneer and will be streamed online in real-time. The property will be sold alongside several other lots. Bids must be placed remotely- please see the below section on "Registration Process". The auction can be watched in real-time on the auction date on our home page: <https://www.sdluctions.co.uk/>

The auction date applicable for the property is displayed on this page. It is not possible to provide a precise timeslot when this property will be auctioned on the day, because there are other lots being sold.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.









**Disclaimer:** All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92 plus <b>A</b>	
91-91 <b>B</b>	
89-89 <b>C</b>	
88-88 <b>D</b>	
87-87 <b>E</b>	
86-86 <b>F</b>	
85-85 <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
92 plus <b>A</b>	
91-91 <b>B</b>	
89-89 <b>C</b>	
88-88 <b>D</b>	
87-87 <b>E</b>	
86-86 <b>F</b>	
85-85 <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	