



£90,000

Mill Street, Belper DE56 1DT

Cottage | 1 Bedroom | 1 Bathroom

01773 820983

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# Step Inside

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## Key Features

- \*\*\* AUCTION GUIDE  
PRICE £90,000\*\*\*
- Sold Via Modern Method  
of Auction
- Mid Terraced Cottage
- In Need of Complete  
Refurbishment
- Ideal Development  
Opportunity
- Sought After Location  
Close To Belper

## Property Description

\*\*\* AUCTION GUIDE PRICE £90,000\*\*\* Offered for sale via the Modern Auction method is this one-bedroom character cottage, ideally positioned close to Belper town centre and requiring full refurbishment

## Main Particulars

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Calling all property developers and investors—this competitively priced one-bedroom cottage is located within easy reach of Belper town centre and is sure to attract strong interest. Offered with a guide price of £90,000, the property requires complete refurbishment throughout, providing an excellent opportunity to create a charming home or rental investment. An early internal inspection is highly recommended, particularly ahead of our advertised open viewing event.

### Living Room

Accessed via a front entrance door with a window to the front elevation. Features include a wall-mounted fire with decorative surround, shelving in the chimney recess, TV point and open-plan wooden staircase leading to the first-floor landing. The room's standout feature is an attractive arched doorway with adjoining obscured panel windows, providing access to:

### Kitchen/Diner

Fitted with wall and base units and roll-top work surfaces incorporating a single sink and drainer with mixer tap. There is under-counter space and plumbing for a washing machine, space for a fridge/freezer, decorative dado rail, and both window and door to the rear elevation.

### WC

Fitted with a low-level WC and wall-mounted wash hand basin.

### Shower

Comprising a fully tiled shower enclosure with mains-fed shower and attachment over, plus a VELUX skylight providing natural light.

## First Floor

### Bedroom

Located on the first floor above the living room, this double bedroom enjoys a dual-aspect layout with windows to both elevations. Shelving is set within the chimney recesses.

### Outside

The property benefits from a low-maintenance rear garden with patio area, dry-stone walling to neighbouring boundaries and established flowerbeds.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Telephone: 01773 820983

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