Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
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6 Pomeroy Cottages

Buxton, SK17 9QG

Asking Price £250,000

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Buxton, SK17 9QG

Tenure Freehold **Council Tax Band** B





NO CHAIN!
Situated in the hamlet of Pomeroy , near Buxton, this delightful end of terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The house has recently been enhanced with a newly fitted Kitchen, newly built garage, insolation and upgraded electrics, designed to cater to the needs of contemporary living while retaining a sense of character that is often found in homes of this style. One of the many features of this property is the ample parking available, a rare find in many terraced homes. This added convenience allows for easy access and flexibility for residents and guests alike.

Pomeroy is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to enjoy a peaceful lifestyle while still being within reach of Buxton's amenities. This property presents a wonderful opportunity to create a home in a sought-after location, combining the charm of village life with the practicality of modern living.
This property has the Derbyshire Clause , please refer to Agent Notes for more information .

Directions
From our Buxton office bear left and proceed along Terrace Road, across the Market Place and to the London Road traffic lights. At the lights proceed straight ahead on to London Road and continue along this road heading out of Buxton on the A515 Ashbourne Road. After several miles the property can be found on the right hand side clearly identified by our For Sale Board.

Ground Floor

Entrance
3'4" x 3'3" (1.02m x 0.99m)
Double glazed entrance door to hallway with stairs to first floor.

Lounge
12'5" x 11'2" (3.78m x 3.40m)
Double glazed window to front. Exposed wooden flooring. Feature fireplace with surround tiled hearth and multi-fuel stove. Storage cupboard. Electric radiator.

Kitchen
13'8" x 11'6" (4.17m x 3.51m)
Newly fitted Kitchen with extensive range of quality base and wall units. Quartz worksurfaces with integrated sink unit. Built in electric oven. Electric hob with extractor over. Built in dishwasher. Space for tumble dryer and fridge/freezer. Effective under counter and cupboard lighting. Exposed wood flooring. Double glazed window to rear. Wall mounted heater.

Rear Lobby
7'3" x 2'9" (2.21m x 0.84m)
Tiled flooring. Recess with shelving. Double glazed door to garden.

Ground Floor Bathroom
7'2" x 7'0" (2.18m x 2.13m)
Fully tiled with obscure double glazed window to rear. Corner shower enclosure with wall mounted electric shower. Corner bath. Sink unit with cupboard under. Low level W.C. Heated towel rail.

First Floor

Landing
11'6 x 2'7" (3.51m x 0.79m)
Doors to bedrooms. Loft access.

Bedroom One
12'22 x 10'10" (3.66m x 3.30m)
Double glazed window to front with views of rolling countryside. Wall mounted electric heater. Alcove with shelving.

Bedroom Two
11'8" x 10'11" (3.56m x 3.33m)
Double glazed window to rear. Cupboard housing heating and hot water boiler. Wall mounted electric heater.

Bedroom Three
10'1" x 7'2" (3.07m x 2.18m)
Double glazed window to rear. Wall mounted electric heater.

OUTSIDE
Communal parking area. Pathway providing access to the front of the property. Lawned area with stone wall and fence borders.

Rear Garden
Pathway providing rear access. Gate and fencing with access to paved courtyard area and shed. Newly built detached garage with electric supply installed for a car charging point.

Purpose built brick storage shed situated across rear access driveway.

AGENTS NOTE
The Derbyshire Clause
The Derbyshire Clause refers to restrictions placed on the deeds of properties situated within the Peak District National Park. The clause applies to former council owned properties that have passed into private ownership through ‘right to buy’, discounted properties and other schemes under Section 37 of the Housing Act 1985.

Under the Housing Act 1985, the effect of these restrictions mean that the purchaser must meet certain criteria to be allowed to buy the property. This can also affect the selling of the property as fewer people may meet the criteria and be able to buy it. Buyers will also need a letter from the District Council stating that they either meet the specified criteria or that they have been granted permission to purchase the property.

The Derbyshire Clause is permanent and stays with the property on any subsequent sale. Therefore, any future purchasers must also satisfy the same criteria or obtain permission from the District Council.

There are currently 863 properties within the Derbyshire Dales District which contain the Derbyshire Clause that are former District Council properties within

the Peak District National Park boundary.

Buying a property with a Derbyshire Clause
The District Council will automatically give consent to buy a property with a Derbyshire Clause where:

The buyer has had their only or principal home in Derbyshire or the Peak District National Park for a continuous period of three years immediately before completion of the sale.
The buyer has had their place of work in Derbyshire or the Peak District National Park for a continuous period of three years immediately before completion of the sale.
The buyer has a local connection to Derbyshire or the Peak District and is returning to the area to care for another relative or to be cared for by a relative.
The buyer is a member of the armed forces with a local connection to Derbyshire or the Peak District who is returning to live in the area.
The buyer is a registered social housing provider whose stated aim is to provide housing for those satisfying the qualifying criteria.
Having a local connection means that you have lived in Derbyshire or the Peak District for three out of the past ten years or that you have immediate family who have lived in the area continuously for the past three years. All other cases will be referred to the Director of Housing for the exercise of their discretion.
When applying for consent the proposed purchaser should supply sufficient evidence to support their request. Examples include Council Tax or utilities bills, bank or credit card statements and signed contracts of employment.
Applying for a Letter of Consent
The prospective purchaser should only apply to Derbyshire Dales District Council for a Letter of Consent once they have identified a prospective property.

The District Council does not charge a fee for a letter of Consent where the applicant meets the criteria.

The request should be sent either by post addressed to:

Derbyshire Clause Application FAO: Director of Housing Derbyshire Dales District Council Town Hall Bank Road Matlock DE3 4NN

Or by email to legal@derbyshiredales.gov.uk

Please write ‘Derbyshire Clause Application’ in the subject heading.

The application should contain the following information:

- Applicant’s contact details, including telephone and email address. - Full names of everyone purchasing or leasing the property. - Details of the property and details of the seller, including the estate agents details. - Full reasoning as to why you are applying for the Letter of Consent and any documents to support the application.

The District Council will aim to make a decision and if acceptable, will issue a Letter of Consent within 10 working days from receiving all of the required information and documentation, and the fee if applicable.

Failure to obtain such Letter of Consent means any purchase (or lease) of the property is void.

For further information and guidance on the Derbyshire Clause, please go to the Derbyshire Clause Policy.

For further information on discounted properties, please go to the Affordable home ownership page on the Derbyshire Dales District Council website.

Services
Septic tank shared by all cottages.









Road Map



Hybrid Map



Terrain Map



Floor Plans

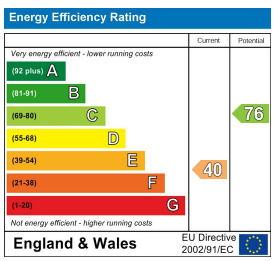




Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Important Notice
Mellors Estate Agents, their solicitors and joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk