

Flats 1A, 2B, & 3C Scarthin Cottage

Scarthin, Cromford, Matlock, DE4 3QF



Rare investment opportunity in historic Cromford comprising three apartments sold together with sitting tenants. Currently producing a combined rental income of £1,675 pcm, with no upward chain and within walking distance of village amenities.

£250,000

John German

A rare opportunity to acquire three apartments being sold together as an investment portfolio, all with sitting tenants and currently producing a combined rental income of £1,675 per calendar month (£20,100 per annum). Offered for sale with no upward chain, the property is situated in the historic and popular village of Cromford, within walking distance of local amenities including the village shop, post office, pub and Scarthin Books. The sale is particularly suited to a property investor looking to acquire an established portfolio with tenants already in occupation.

Flat 1A is a two-bedroom ground-floor apartment, currently achieving £550 pcm. Accessed directly from Scarthin through a wooden entrance door, the accommodation comprises a sitting room, dining kitchen, bathroom, store room and two bedrooms. To the side of the building is a separate entrance into a communal stairway providing access to the upper apartments, together with a communal outside terrace/storage area.

Flat 2B is a first-floor apartment, currently achieving £650 pcm, with accommodation including a living/dining kitchen, bathroom and bedroom accommodation. Flat 3C occupies the second floor and is currently achieving £475 pcm. Accessed from the communal stairway, a private staircase leads to the second-floor accommodation, which comprises a living/dining kitchen, bathroom and two bedrooms. Together, the three apartments provide an established income-producing investment in a well-known Derbyshire village location, with the benefit of existing tenancies and no onward chain.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On-street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



Flat 1A



Flat 2B



Flat 3C



Await EPC graphs for Flats 1A & 2B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Flat 3C

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of these services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money limited. It is your decision whether you choose to deal with APR Money limited. In making that decision, you should know that we receive on average £60 per referral from APR Money limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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