

LOT 163 - Heanor

Residential Auction - 22nd May 2025

allsop



INVESTMENT - Eight Freehold Houses within a Private Gated Development

1 - 8 Old School Court, Loscoe-Denby Lane, Heanor, Derbyshire, DE75 7SH

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GUIDE PRICE *

£1.2M+

Gross Initial Yield 4.71%

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Live Stream

First lot to be offered at 9am

Key Features

- **Four Detached Houses and Four Semi Detached Houses**
- **Comprising Three x 3 Bedroom Houses, Four x 3 Bedroom Houses and One x 6 Bedroom House**
- Five Houses subject to Assured Shorthold Tenancies, Three Houses Vacant
- All houses benefitting from a private garden
- Each house benefits from Allocated Parking
- Four Garages

Total Current Rent Reserved

£65,940 p.a. (equivalent)

with three houses vacant

By Order of
Receivers

Tenure

Freehold



Location

- ✚ The development is situated on the north side of Loscoe-Denby Lane, to the east of its junction with Bailey Close
- 🏠 The A38, A610 and M1 motorway are all within easy reach
- 🛒 Local shops are available along High Street which is within a short walk to the east
- 🏥 Both Ripley Hospital and Ilkeston Community Hospital are easily accessible

Allsop

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Schedule

House	Style	Floor	Accommodation	Approx GIA		Terms of Tenancy	Current Rent (PCM)	Council Tax Band	EPC
1	Detached	Ground	Reception Room, Kitchen, WC	95 sq m	1,023 sq ft	Assured Shorthold Tenancy for a term of 12 months from 15th November 2024	£1,100 p.c.m.	B	B
		First	Three Bedrooms, Bathroom						
2	Semi Detached	Ground	Reception Room, Kitchen, WC	81.5 sq m	877 sq ft	Assured Shorthold Tenancy for a term of six months from 18th April 2024 (holding over)	£1,045 p.c.m.	B	B
		First	Three Bedrooms (one with en-suite), Bathroom						
3	Semi Detached	Ground	Reception Room, Kitchen, WC	82.5 sq m	888 sq ft	Assured Shorthold Tenancy for a term until 10th November 2024 (holding over)	£1,050 p.c.m.	B	B
		First	Three Bedrooms (one with en-suite), Bathroom						
4	Semi Detached	Ground	Reception Room, Kitchen, WC	81.4 sq m	876 sq ft	Vacant		B	B
		First	Three Bedrooms (one with en-suite), Bathroom						
5	Semi Detached	Ground	Reception Room, Kitchen, WC	82.5 sq m	888 sq ft	Vacant		D	B
		First	Three Bedrooms (one with en-suite), Bathroom						
6	Detached	Ground	Reception Room, Kitchen, WC	83 sq m	893 sq ft	Assured Shorthold Tenancy for a term of 12 months from 27th October 2023 (holding over)	£1,250 p.c.m.	D	B
		First	Two Bedroom, Bathroom						
		Second	Bedroom with en-suite Shower Room						
7	Detached	Ground	Reception Room, Kitchen, WC	78 sq m	840 sq ft	Assured Shorthold Tenancy for a term of six months from 28th November 2024 (rent paid in advance until 27th May 2025)	£1,050 p.c.m.	C	B
		First	Three Bedrooms, Bathroom						

Schedule (Continued)

House	Style	Floor	Accommodation	Approx GIA		Terms of Tenancy	Current Rent (PCM)	Council Tax Band	EPC
8	Detached	Ground	Reception Room, Kitchen, Utility Room, WC	185 sq m	1,991 sq ft	Vacant		E	B
		First	Four Bedrooms, Two Bathrooms, Utility Room						
		Second	Two Bedrooms (one with en-suite Bathroom)						
			Total	768.9 sq m	8,276 sq ft	Total	£5,495 p.c.m.		

Please note the tenancy information has been provided by the letting agent and buyers must make their own enquires and bid accordingly.

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9





















































































Addendum

Contrary to what was previously stated, five houses are let subject to Assured Shorthold Tenancies and three houses are vacant. The current rent reserved should read £65,940 p.a. (equivalent) and all previous figures should therefore be removed. Please note the tenancy information has been provided by the letting agent and buyers must make their own enquires and bid accordingly.

Disclaimer

Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

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9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT
10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.
 11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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