



Guide price: £250,000+

Former Farmers Garage
Smedley Street
Matlock
DE4 3JG

OVERVIEW

Offered for sale by online auction are two separate plots of land in Matlock both with outline planning consent.

The larger plot of land has outline planning consent for the construction of 5 x 3.5 storey terrace houses. Variation of the consent was given in July 2024 to allow the construction of a basement level.

The smaller plot of land on the north side of Smedley street adjacent to what was the car showroom has planning consent for 1 x detached two storey dwelling with associated garden and car parking.

Both sites are on Smedley Street to the west of the junction with Smith Road. The larger of the two plots is on the south side of Smedley Street opposite the junction with Malvern Gardens and the smaller plot is on the east side of Malvern Gardens on the junction with Smedley Street.

Lot No.2

Auction date: 29 & 30 January 2025

Plot Sizes (taken from Edozo Maps)

Small plot: 0.04 acres (0.02 hectares).
Larger plot: 0.08 acres (0.03 hectares)

Planning Applications

The planning applications can be viewed by clicking the three links below:

[Application ref no. 21/01447/OUT](#)

[Application Ref No. 24/00031/VCOND](#)

[Application ref no. 21/01412/OUT](#)

EPC

Not required for the sale of land.

Tenure

Freehold with vacant possession.

Land Registry title number DY428996.

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Buyer's Premium

3% (min. £4,500) inc. VAT.

FEATURES

- For sale by online auction
- Outline planning for 6 x dwellings
- 5 x 3.5 storey terraced houses
- Application ref no. 21/01447/OUT
- Application ref no. 24/00031/VCOND
- Guide Price £250,000+
- Pre-auction offers invited
- 1 x detached house
- Application ref no. 21/01412/OUT
- Town centre location

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