



Mayfield Road, Ashbourne DE6 1AS

welcome to

Mayfield Road, Ashbourne

"FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS www.barnardmarcusauctions.co.uk
THURSDAY 15TH OCTOBER 2026 at 9:30am"



Lounge

3' 7" x 3' 7" (1.09m x 1.09m)

A bright, welcoming lounge featuring a large rear window that fills the space with natural light, a charming stone fireplace as the focal point, and laminate flooring that adds a modern, easy-care finish.

Dining Room

4' 3" x 3' 7" (1.30m x 1.09m)

A versatile dining room featuring a rear-facing window that draws in natural light, warm laminate flooring, and a characterful log burner neatly integrated into the chimney breast. A central ceiling light, while an open doorway flows directly into the kitchen, creating an easy, connected layout ideal for modern living.

Kitchen

3' 5" x 1' 8" (1.04m x 0.51m)

A kitchen with laminate flooring and a central ceiling light, offering a straightforward layout and plenty of scope for modernisation. Ideal for buyers looking to put their own stamp on the space and create a contemporary cooking area.

Bedroom One

3' 7" x 3' (1.09m x 0.91m)

Bedroom One offers fitted storage for practical organisation, complemented by laminate flooring and a front-facing window that brings in plenty of natural light. A central ceiling light completes this bright and functional space.

Bedroom Two

3' 5" x 3' 1" (1.04m x 0.94m)

A well-proportioned small double bedroom featuring warm wooden flooring and a front-facing window that brings in plenty of natural light. A bright, comfortable space ideal for sleeping, working, or guest use.

Loft Room

4' 2" x 2' 5" (1.27m x 0.74m)

A bright loft-converted loft room featuring a rear-

facing window that brings in elevated views and natural light, complemented by a central ceiling pendant. A versatile space ideal as an office or hobby room, with the character and privacy that come from being set within the roof space.

Bathroom

A practical bathroom fitted with a WC, hand-wash basin, and a full-size bath with shower over — offering a functional layout ready for everyday use.

Garden/Exterior

A tiered garden arranged in defined levels, offering dedicated spaces for planting and outdoor creativity. Storage sheds provide practical utility, while a grassed area at the very rear creates a softer, open spot ideal for relaxing or play. A versatile outdoor space with plenty of potential.

Agents Notes

Private Right of way to the rear.

Agents Note

AUCTION DETAILS

AUCTION DATE: THURSDAY 15TH OCTOBER 2026
BIDDER REGISTRATION: BY 2pm WEDNESDAY 14TH OCTOBER 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

YOUR PROPERTY DESCRIPTION

ONLINE UNDERWRITING

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS
THURSDAY 15TH OCTOBER 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

Agents Note

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the

offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice for Property Viewers.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Agents Note

*Guide and Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



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welcome to

Mayfield Road, Ashbourne

- Two Bedroom.
- Rear garden space.
- AUCTION DATE: THURSDAY 15TH OCTOBER 2026
-
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Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN107089



Property Ref:
ABN107089 - 0002

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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