

LOT

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Land adj to 52 St. Peters Road, Buxton, Derbyshire SK17 7DX

**Guide price\* £100,000–£120,000**



## Land with outline planning permission for a detached dwelling enjoying stunning countryside views.

### Location

The site is located to the northern edge of Buxton and enjoys a delightful location overlooking open countryside. St Peters Road is off the main A6 Fairfield Road into Buxton town centre a short distance away. Buxton is a spa and market town in Derbyshire, close to the county boundary with Cheshire to the west and Staffordshire to the south, Buxton is described as "the gateway to the Peak District National Park". The town has excellent facilities, shops, hotels, amenities, bars and restaurants; also in the town is the Buxton Opera House, which hosts several music and theatre festivals each year and is famous for its impressive Georgian and Victorian architecture and spa. Buxton is around an

hour's drive of Manchester, Sheffield, Derby and Stoke, has excellent bus, road and rail links.

### Description

A parcel of land with outline planning permission for residential development for the erection of a detached dwelling house and garage. We believe the size of the plot is iro 0.2 hectares which is around 0.5 acre and borders conservation areas and stunning views across the surrounding valley and countryside. The site is freehold and outline planning was granted in May 2018. It is considered that a 4 bedroom, 2 storey property with detached garage would be appropriate for the site and would relate well to adjacent properties on the road but

we ask all buyers to make their own enquiries prior to bidding.

### Auction Valuer

Lucy Crapper ANAVA

### Note

The site is accessed along St Peters Rd where there is a right of way with or without vehicles for the benefit of the property over St Peters Rd which is not part of the adopted highway. A public footpath runs around the site. Electricity NW has agreed to move electrical apparatus/ overhead cable so not to interfere with the eventual building.

### Planning

Outline planning permission was granted by High Peak Borough Council,

HPK/201//0008 May 2018. Interested parties are referred to High Peak Borough Council [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

### Viewing

Strictly by appointment with joint agent Bridgfords Buxton on 01298 640072 For any other auction enquiries please call the auction team on 0114 254 1185 External viewing to the site in daylight hours and showing courtesy to any neighbouring properties. Any viewers of this property are strongly advised to take extra care due to its landscape. Suitable footwear required and no children. Countrywide Auctions, Bridgfords Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.