



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

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 around 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.

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.

Tenure
Freehold





EPC
Exempt

Auction Valuer
Lucy Crapper ANAVA

Note
The site is accessed along St Peters Road where there is a right of way with or without vehicles for the benefit of the property over St Peters Road which is not part of the adopted highway. A public footpath runs alongside and around the site. Electricity

North West has agreed to move or re-route electrical apparatus/overhead cable so not to interfere with the eventual building. Please see the legal pack for further information on all of these points. For more information connected to end values and onward re-sale please contact John Sweeton at Bridgfords Buxton.

Planning Permission
Outline planning permission was granted by High Peak

Borough Council; reference HPK/2018/0008 in May 2018. Interested parties are referred to High Peak Borough Council 01298 28400 or www.highpeak.gov.uk Planning and development section.

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.