

Peak Dale Methodist Church, Upper End Road, Peak Dale, Buxton, Derbyshire SK17 8AU

***GUIDE PRICE: £250,000 + (plus fees)**



Peak Dale Methodist Church, Upper End Road, Peak Dale

A unique opportunity to purchase a former Methodist Church in the village of Peak Dale with FULL PLANNING PERMISSION for conversion into THREE PROPERTIES (one three bed, one four bed & one five bedroom).

LOCATION

Peak Dale is a small village just north of the Town of Buxton and includes amenities such as Peak Dale Primary School and Post Office. The village is situated close to the A6 which provides a swift link to Stockport, Manchester and Buxton, being approximately 18.2 miles, 25.5 miles 3.7 miles respectively. Buxton offers additional day-to-day amenities and a railway station providing a direct link to Manchester and further afield.

Description:

DIRECTIONS:

From our Wright Marshall Buxton office turn right and right at the roundabout. Proceed along the Spring Gardens by pass and travel straight across the next roundabout and turn left at the following two roundabouts into Fairfield Road. Head out of Buxton on the A6 towards Stockport and after a short while, turn right at the signpost for Batham Gate and Peak Dale.

Continue along this road into Peak Dale and turn right into School Road which then becomes Upper End Road. The property can be seen on the right hand side clearly identified by our For Sale board.

PLANNING PERMISSION:

Full Planning Permission was granted on the 25th June 2018 for 'Conversion and change of use of Peak Dale Methodist Church into 3no. residential units'. Full details can be found on the High Peak Borough Council Planning website, www.highpeak.gov.uk, quoting reference: HPK/2017/0377.

LOCAL AUTHORITIES

High Peak Borough Council – Tel: 0845 129 7777
Manweb/Scottish Power – Tel: 0845 7292 292
Severn Trent Water – Tel: 0345 7500 500

SERVICES

Prospective purchasers should make their own enquiries with the respective statutory authorities of any utilities at the property.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons and other easements, restrictions or obligations whether or not the same are described in these particulars or contract of sale. All necessary easements for services to the adjoining residential properties have been retained.

TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

OFFERED IN ASSOCIATION WITH

[Wright Marshall](#)

SALE CONDITIONS AND CONTRACT

Available for 14 days prior to the Auction on our website:
www.auctionhouse.co.uk/cheshire



Tenure: See Legal Pack

Local Authority: High Peak Borough Council

Solicitors: Cooper Sons, Hartley & Williams Solicitors, 9 Terrace Road, Buxton, SK17 6DU. Tel: 01298 775 11. Ref: Ms Lindsay Crowe.

Viewing: 12th July 16:00 – 17:00. 16th July 10:00 – 11:00. 19th July 16:00 – 17:00. 23rd July 10:00 – 11:00. 26th July 16:00 – 17:00. 30th July 10:00 – 11:00. 2nd August 16:00 – 17:00. 6th August 10:00 – 11:00.

Energy Performance Certificate (EPC): Current Rating N/a

Additional Fees

Administration Charge: 0.6% inc VAT of the purchase price, subject to a minimum of £720 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.