



**FOR
SALE**

LAND AT BUTE STREET

GLOSSOP | HIGH PEAK | DERBYSHIRE | SK13 7PZ

EXECUTIVE SUMMARY

- Total site area extends to c. 3.69 acres (1.49 hectares).
- Outline Planning Consent for 56 new homes (HPK/2019/0215).
- Established residential location.
- LSH have been instructed to dispose of the freehold interest for the property.

OPPORTUNITY OVERVIEW

The site located off Bute Street, Glossop provides a redevelopment opportunity with the benefit of outline planning consent for up to 56 units. In addition, there is additional land outside of the consented area within the wider Local Plan allocation which may offer further development potential, subject to planning permission.

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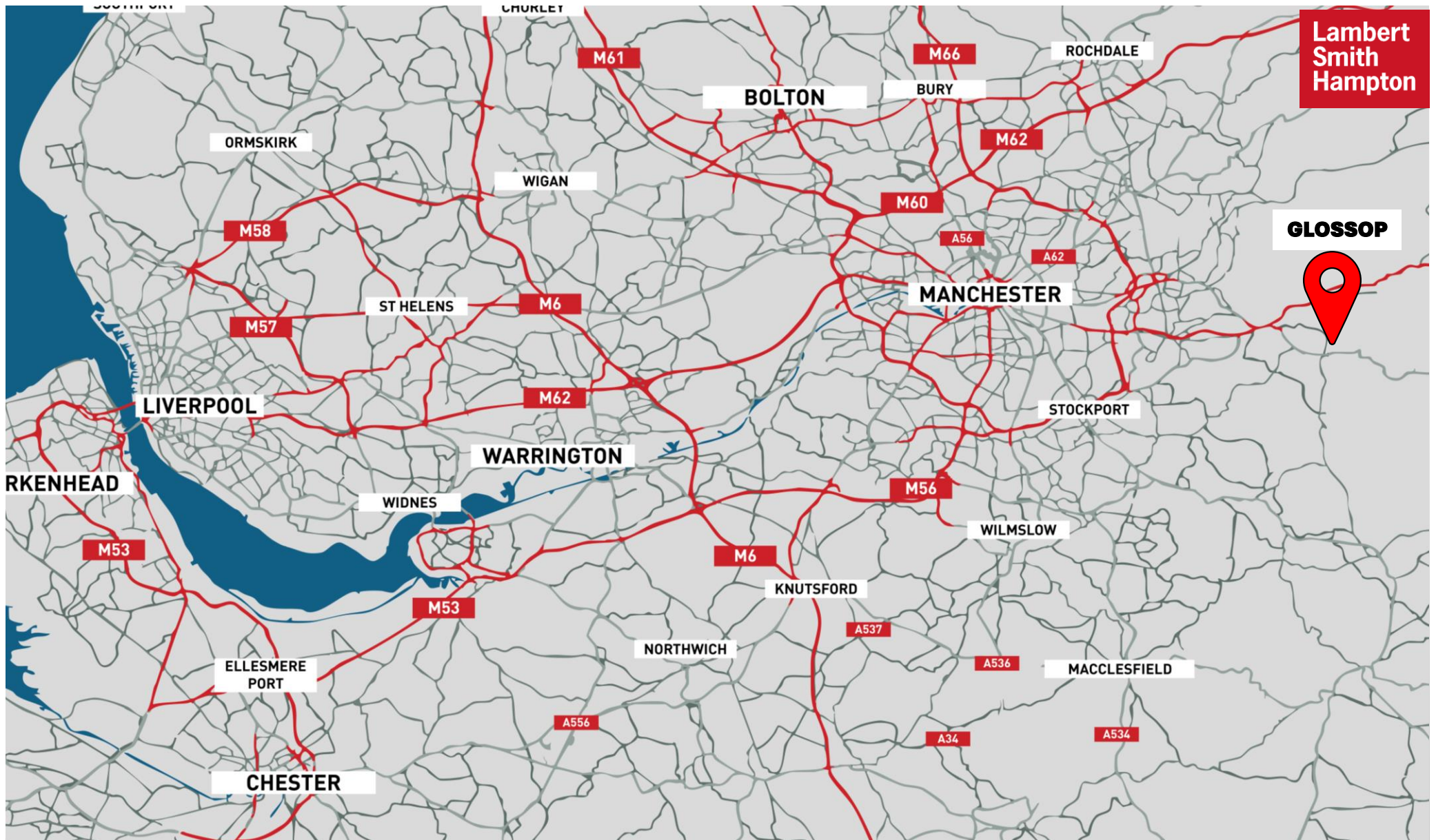
LOCATION

The opportunity is located within a well-established suburban area with strong residential and rural characteristics. Glossop is a market town in the borough of High Peak, Derbyshire, England, 15 miles (24 km) east of Manchester, 24 miles (39 km) and north-west of Sheffield. Glossop is bounded by the Peak District National Park to the south, east and north.

DRIVE TIMES







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SITUATION

PLANNING

Outline planning consent has been granted subject to signing the s.106 agreement (App ref: HPK/2019/0215) for the development of up to 56 new homes with access and associated matters.

TITLE

The asset is held freehold under title numbers DY381769, DY315262, DY314513 and DY560300.

GROUND CONDITIONS

The purchaser will undertake their own enquiries to establish and satisfy themselves as to the condition of the ground prior to entering a purchase contract.

FLOOD RISK

Interested parties should make their own enquiries as to the flooding position.

SERVICES

Interested parties are to make their own enquiries and satisfy themselves as to the suitability and capacity of all necessary services before entering a contract to purchase.

FILE SHARE

A dataroom is available by request from the sole agent.

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SALES PROCESS & Basis of Offer

- The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated.
- All bidders are required to complete the Bid Submission Template which will be made available at a later date. Bidders should submit their bid by email to James Strong (jstrong@lsh.co.uk) at Lambert Smith Hampton. All offers are subject to contract.
- The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.
- It is requested in the first instance that potential buyers express interest directly with the selling agent.

BID DEADLINE

Offers will be invited on a set date to be advised separately.

VIEWINGS

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the sole selling agent LSH.

TENURE

The site is held freehold with vacant possession available on completion.

VAT

The client advises that VAT will not be applicable on this sale.

Anti – Money Laundering

The selected purchaser will need to be validated for money laundering regulations.

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