



Land off Victoria Street  
Glossop



# Land off Victoria Street

Glossop

Derbyshire, SK13 8HZ



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acre(s)

Amenity land or potential building plot situated in the market town of Glossop, subject to planning permission, positioned off Victoria Street extending to 104 sq metres.

## Guide Price

£35,000



Bakewell - 01629 812777



bakewell@bagshaws.com

### Location

The plot of land is situated within the market town of Glossop, with good access to the surrounding area. The town provides a wide range of facilities including schools, high street shops and super markets. Glossop lies just outside the Peak District National Park which is renowned for its beauty and offers many local walks, trails, outdoor activities and beauty spots.

### Directions

From the train station in Glossop, head south along B6105 to the traffic lights, continue straight onto the A624 Victoria Street and then continue past the fourth left hand turning onto Derby Street and then the land will be on the left hand side opposite the right hand turning for Sefton Street, indicated by our For Sale board.

### Description

The sale of the plot offers something rare to the market which extends to 104sq metres with an entrance off the road. The site has been used as garden land but alternatively the site could offer space for parking, a site for a garage or as a garden for the neighbouring properties and potential for a small building plot subject to the necessary planning consents.

### Fixture and Fittings

Only the items referred to in the particulars are included within the sale.

### Tenure and Possession

The land is sold freehold with vacant possession upon completion.

### Services

There are no services connected to the plot. We assume mains connections are on Victoria Street

### Sporting and Timber Rights

We understand these rights are included as far they exist.

### Viewing

The land may be viewed at any reasonable time within day light hours, when in possession of a copy of these particulars.

### Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. There is a right of way over the land along the northern boundary for access on foot for the adjoining property

### Vendors Solicitors

Merritt & Co Solicitors

The Manor House

83 High Street

Yarm

TS15 9BG

### Local Authority

High Peak Borough Council

Buxton Town Hall

Market Place

Buxton

SK17 6EL

### Method of Sale

The plot is for sale by private treaty.

### Money Laundering Regulations 2017

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

## Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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