



The Fold Little Hucklow

**The Fold
Little Hucklow
Buxton
Derbyshire SK17 8RT**



An opportunity to purchase a detached traditional stone barn in need of renovation, benefitting from planning permission for a local needs dwelling, situated within the popular rural village of Little Hucklow in the heart of the Peak District National Park.

For Sale by Private Treaty.

Guide Price: £135,000



Bakewell Office - 01629 812777



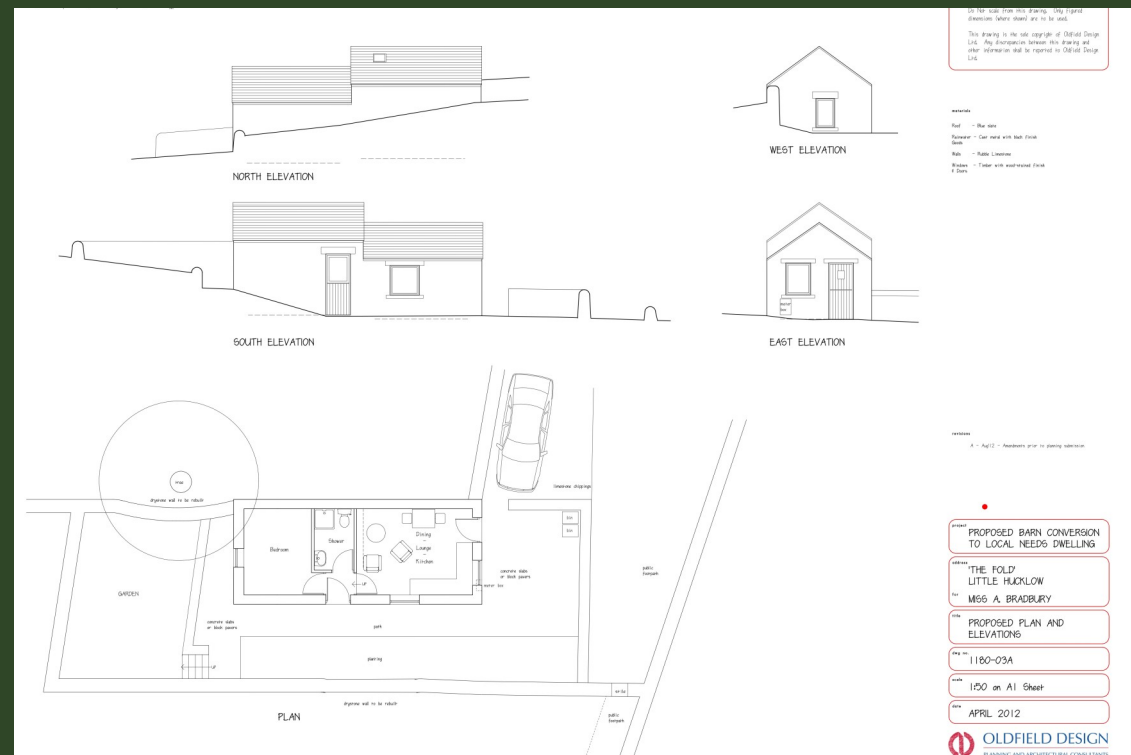
bakewell@bagshaws.com

Location:

The barn is positioned in the desirable, rural village of Little Hucklow, in the heart of the Peak District National Park offering countryside views across the valley, with wider facilities in the nearby villages of Tideswell and Bradwell, including village shops, public houses, primary schools, cafes, doctors, and eateries. Further nearby towns include; Bakewell to the south (8.2 miles), Buxton to the southwest (9.4 miles), and Matlock to the southeast (16 miles). There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area, excellent for those who enjoy the outdoors.

Directions:

When heading from Chesterfield along the A623, at the Tideswell Crossroads by The Anchor Inn, turn right onto the B6049 heading towards Bradwell. Continue straight for approx. 1.7 miles and turn left sign posted for Little Hucklow. Follow the road, past the Blind Bull pub and through the village, the property can be found on the left hand side indicated by our For Sale board. What3words:///numeral.bitter.dose



Description:

The sale of The Fold offers a great opportunity to acquire a single-storey stone-built detached barn boasting full planning permission for renovation and extension to create a local needs dwelling. The property offers a picturesque rural village location, with approved accommodation briefly comprising an open-plan kitchen living diner, one double bedroom, and a shower room.

Externally, the property will provide off-road parking for multiple vehicles and a south facing private garden with a patio area.

The property will suit local residents who are seeking a renovation project, opportunities that rarely become available within the village and surrounding areas.

Planning permission:

The barn has full planning permission, granted by the Peak District National Park with all matters reserved and listed below; 'Reconstruction and Extension of building to form Local Need Dwelling' (Ref; NP/DDD/0912/0899). The planning permission was granted in 2014 and sufficient works have undergone since then to trigger the permission. All copies are available upon request, or via the Local Planning Authority website.

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. The property benefits from a right-of-way along the driveway for access.

Services:

We understand mains electricity, water and sewage are laid to the site but require connecting to the barn.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Viewing:

The property may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully .

Method of Sale:

This property is offered by Private Treaty.

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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