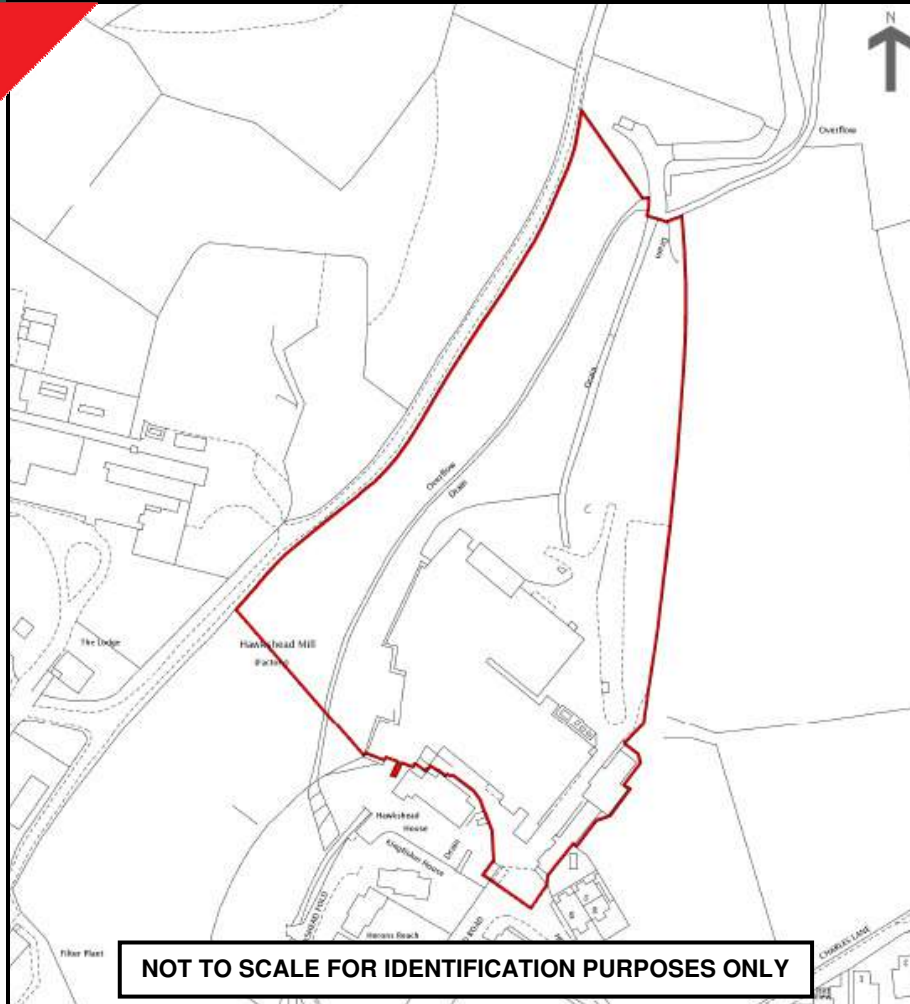


**FOR
SALE**



Potential Residential Development Site **Site Area Approx 5 Acres** **(Potential developable area approx. 2.7 acres)**

Hawkshead Mill
Hawkshead Road
Glossop SK13 7ST

- Popular Old Glossop location
- Extremely pleasant countryside location
- Surrounded by Greenbelt/Countryside on the edge of the Peak District National Park
- Existing mill demolished and site cleared

0161 833 9797
www.wtgunson.co.uk

Location

The site is located on the north west side of Hawkshead Road in the popular Old Glossop Village of Glossop, High Peak, Derbyshire. Glossop Town Centre is within close proximity approx. 1 mile south west. Glossop Railway Station is also within 1 mile south west. Glossop is situated approx. 15 miles east of Manchester and 23 miles west of Sheffield on the edge of the Peak District National Park.

General Description

The property comprises the site of a former cotton mill which has now been demolished and cleared from the site. The site has an approximate area of 5 acres with a potential developable area of approx. 2.7 acres.

Immediately to the east and north of the site is Greenbelt and to the west is countryside. There are some trees within and around the site, although we understand none are protected by a tree preservation order. It should also be noted that there is also a culvert that runs through the site.

Planning

Outline planning permission has been submitted for redevelopment of the site to provide 31 dwellings Application No HPK/2014/0573. We understand this has been approved in principle by the Local Planning Department but it is subject to negotiating a Section 106 Agreement. Further information is available on request.

Purchase Price

Offers in the region of £1.95million.



Tenure

Freehold.

VAT

All figures quoted are exclusive of but may be liable to VAT.

Viewing

At any reasonable time of the day

W T Gunson for the attention of:
Neale Sayle Neale.Sayle@wtgunson.co.uk

Date of Preparation: 13 July 2017

PROPOSED ARCHITECTS SKETCH LAYOUT SCHEME FOR 30 HOUSES

