

Upon the instructions of

SEVERN
TRENT



Bid1.

Two Thornfields, off Snake Road, High Peak, Derbyshire, S33 0BJ

Freehold derelict stone built barn built on a site area of 0.43 hectares (1.07 acres) with potential for alternative use, subject to consents. Vacant possession.

savills

Guide Price £225,000 | Auction

Property Summary

- Freehold derelict stone built barn
- Situated within the Peak District National Park
- Potential for alternative use, subject to consents
- Site area 0.43 hectares (1.07 acres)
- Vacant possession



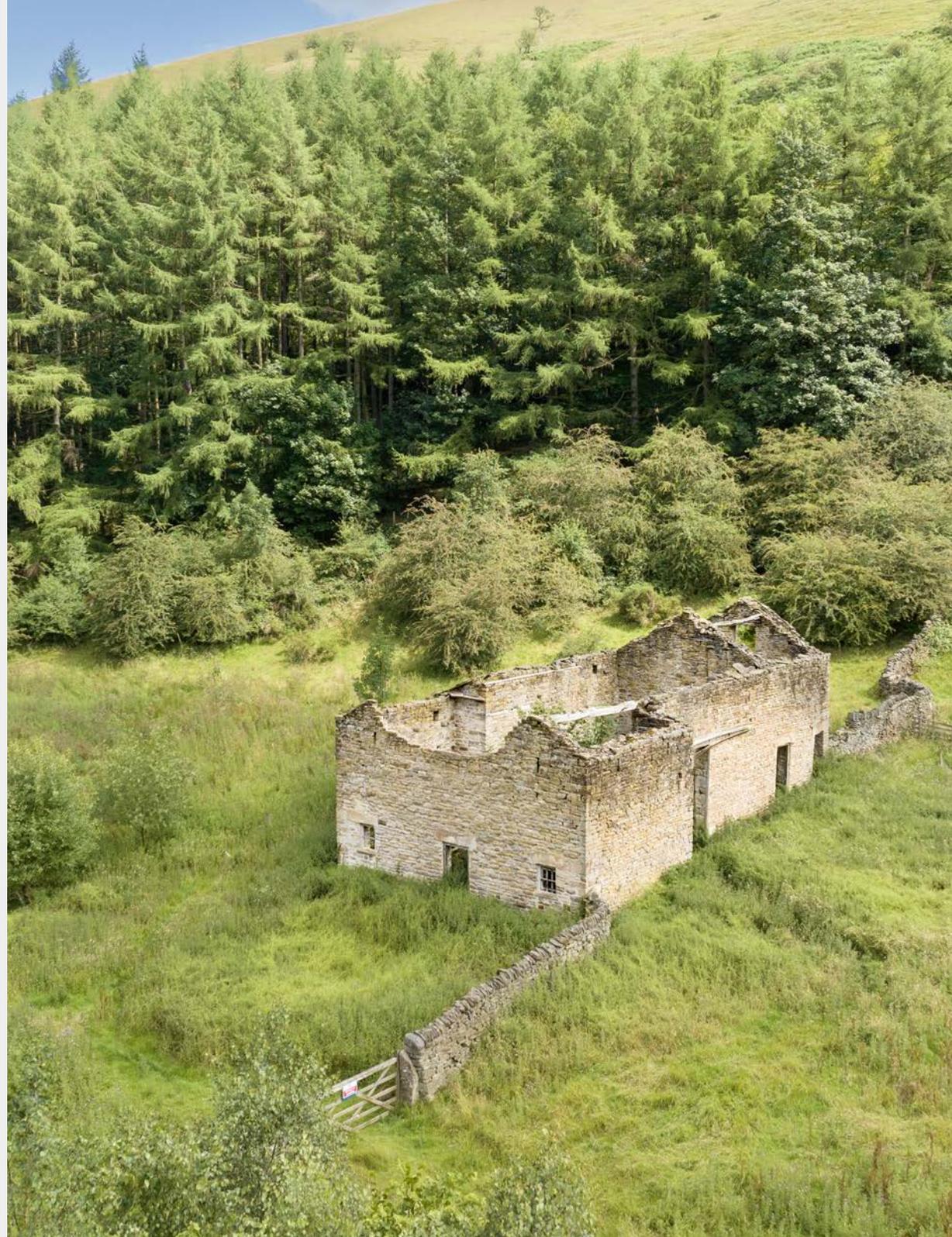
**Secluded
Rural Gem**



**Peak District
National Park**



**0.43 hectares
(1.07 acres)**



Location

The property is located within the Peak District National Park to the west of Snake Road (A57), to the north-west of Bamford and south-east of Glossop, adjacent to the Ladybower Reservoir and just to the south of the Derwent Dam viewpoint.

The Peak District National Park was the first of the national parks of England & Wales in 1951 and covers an area of approximately 555 square miles.

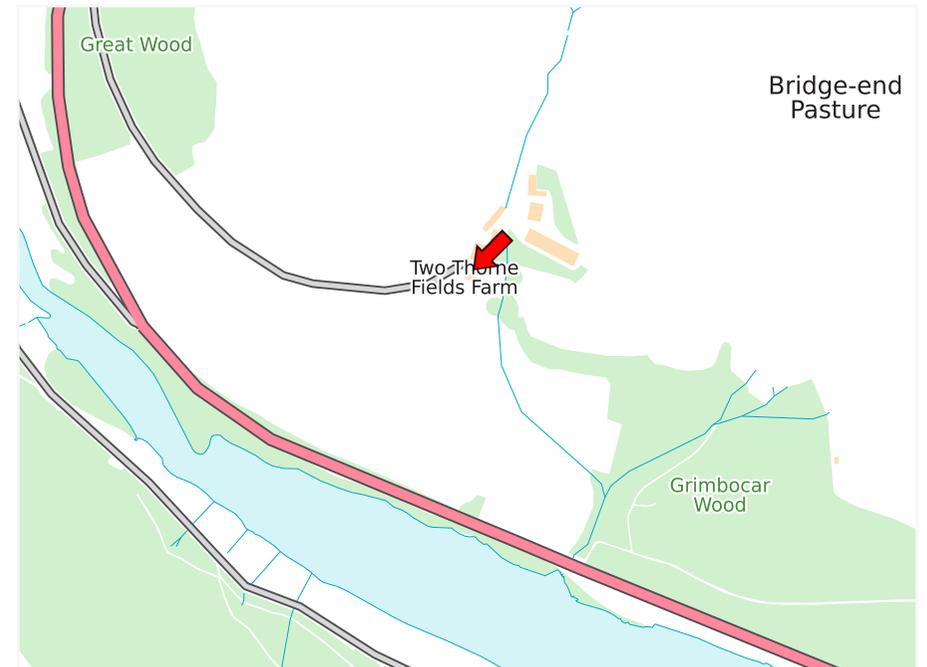
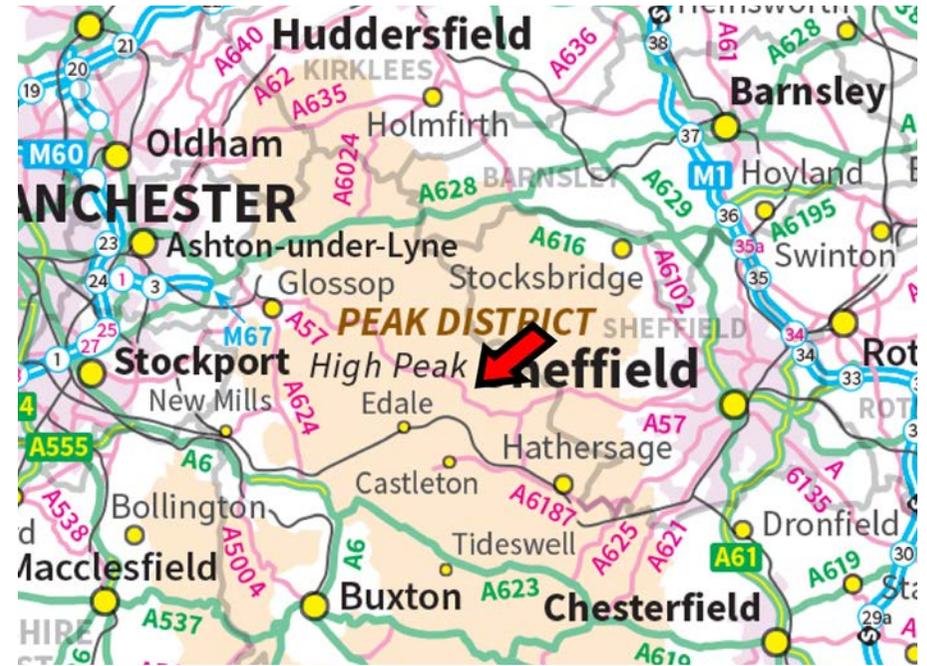
The property is accessed from Snake Road via a right of way across a single lane gravel track set below Snake Road and adjacent to the River Ashop.

The approximate position of the property can be located as follows:

Grid reference: SK164880

www.gridreferencefinder.com

What3words.com tonal.version.expired

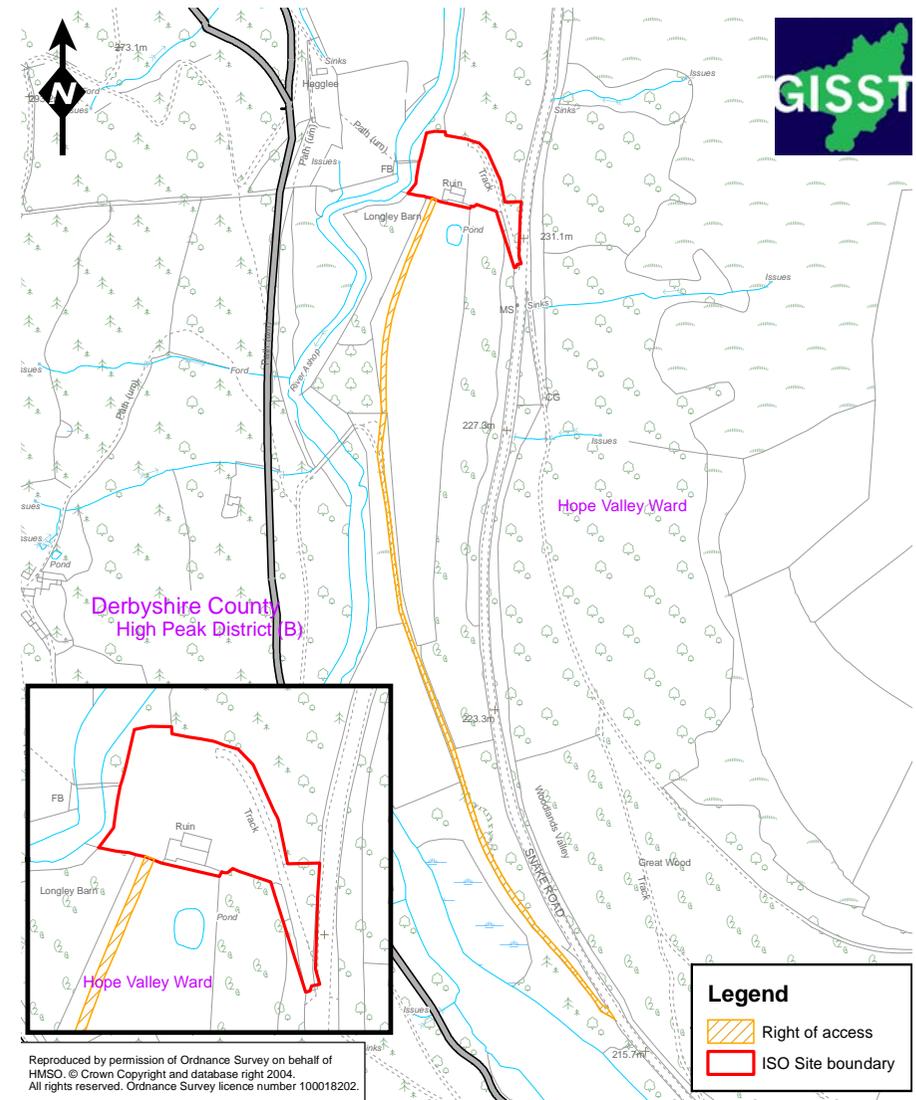


Description

Situated on a generously sized plot of land just East of the River Ashop and North of Grimbochar Wood, this secluded rural gem is surrounded by acres of serene landscape. The weathered stone barn, though currently roofless and derelict, presents ample opportunity for transformation. Surrounded by the beauty of the countryside and peaceful views of the nearby river, this site presents endless possibilities for a discerning buyer to craft a phenomenal home amongst an idyllic backdrop. Subject to the relevant planning consents being obtained.

Local Authority: Peak District National Park
(01629 816200) www.peakdistrict.gov.uk

Boundaries: The vendor and vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these. The vendor shall be retaining the adjoining land.



Two Thornfields, Ladybower Estate		Scale	1:3,905 (A4)
		Date	22/01/13
		Drawn By	E Evans
		Drawing No.	
URN/Deed No: - 1139			
Grid Ref: - SK164881			

Document Users, other than Severn Trent Water Business Users, are advised that this document is provided for reference purpose only and contains copyrighted material. Therefore, no further copies should be made from it.



Guide Price

£225,000

Tenure

Freehold

EPC

Not required

VAT

VAT is not payable

Services

The selling agents are not aware of any services being connected to the land or building.

Viewings

Viewing are strictly by appointment through the selling agents. Given the potential hazards of the barns not being occupied for a number of years, viewers should take extra care and precaution with regards to their personal safety when viewing the property.

Legal documentation

Interested parties should read the legal pack for further information, including any information relating to easements and overages, for example, that may be applicable to the site. Please visit www.bidx1.com to download the pack.

Seller's Solicitor

DWF Law LLP | 0333 320 2220 | stwauctions@dwf.law



Ethan Millman
Associate | BidX1

ethan.millman@bidx1.com
07596 595211



Henry King
Associate | Savills

henry.king@savills.com
07870 186462



Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken June 2023. Brochure dated August 2023.