

Upon the instructions of

SEVERN
TRENT



Bid1.



Low Barn, off Snake Road, High Peak, Derbyshire, S33 0BJ

Freehold derelict stone-built barn built on a site area of 0.81 hectares (2 acres) with potential for alternative use, subject to consents. Vacant possession.

Guide Price £250,000 | Auction

Property Summary

- Freehold derelict stone built barn
- Situated within the Peak District National Park
- Potential for alternative use, subject to consents
- Site area 0.81 hectares (2 acres)
- Vacant possession



Secluded
Rural Gem



Peak District
National Park



0.81 hectares
(2 acres)



Location

The property is accessed via Snake Road, which adjoins the Snake Pass route, connecting Glossop and the Ladybower Reservoir at Ashopton. Engineered by Thomas Telford and opened in 1821, the route carries the A57 road between Manchester and Sheffield and remains popular for tourists and motorcyclists.

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 location captivates visitors with its breathtaking and varied scenery, featuring rolling hills, rugged moorlands, ancient woodlands, and picturesque villages.

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

Grid reference: SK150890

www.gridreferencefinder.com

[What3words.com](https://www.what3words.com) recipient.stirs.smarting



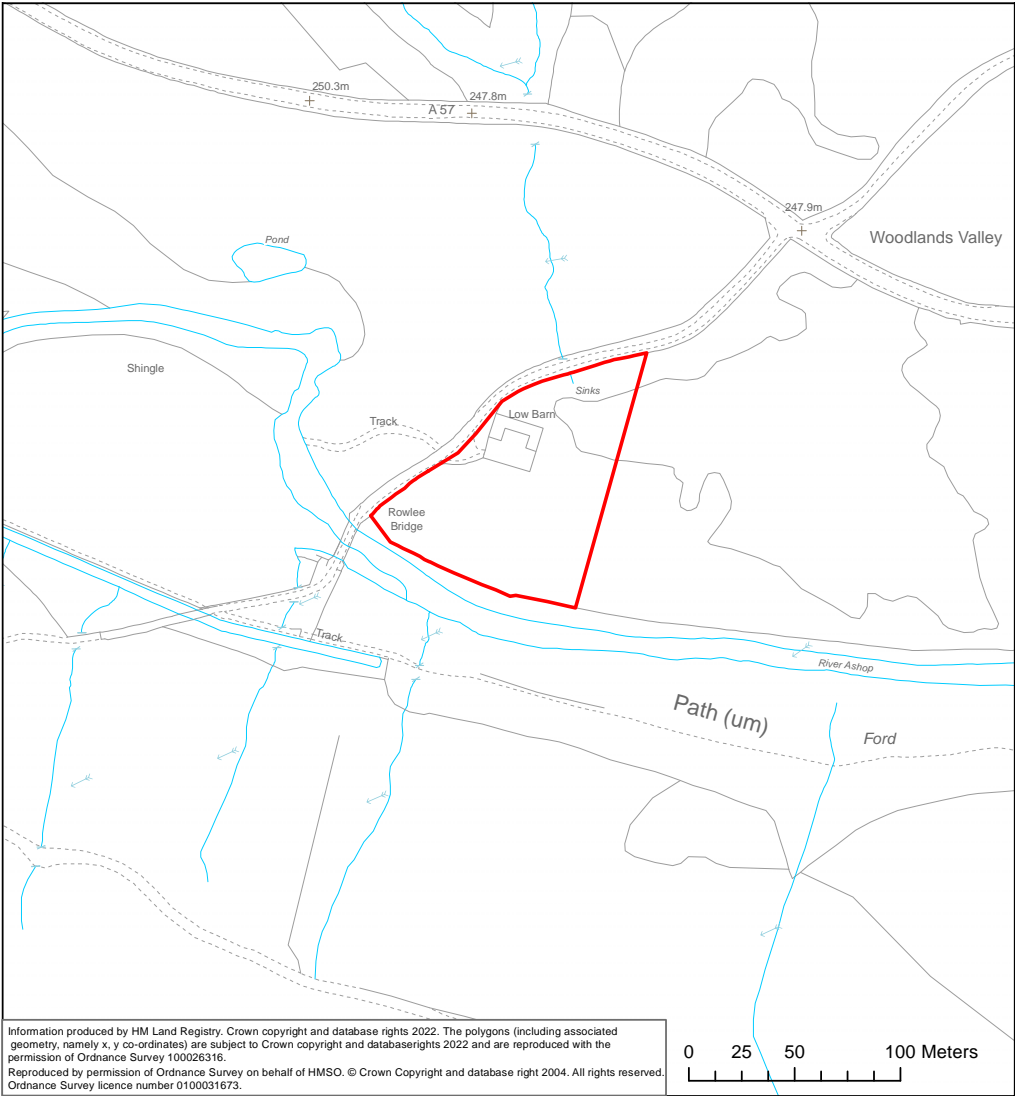
Description

The barns rustic exterior features gracefully aged stonework and local natural slate, giving it an authentic and traditional appearance. Subject to the relevant planning consents being obtained, the site offers ample opportunity; whether it be to extend the barns existing structure or to rebuild entirely. Nestled off the beaten track, the barn is embraced by vast fields and vibrant green surroundings, set against the backdrop of undulating countryside. The building has previously have formed part of a wilder holding and have been used for the housing of livestock and storage of fodder.

It is visible from our external inspection that asbestos may be present within the roof covering of this property and it may have been disturbed. We do not have an asbestos survey, and interested parties should carry out their own due diligence, observing our site viewings guidance note.

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.



<div><div>SEVERN TRENT</div><div>HAFREN DYFRDWWY severn dee</div></div>		LOW BARN ROWLEE LADYBOWER RESERVOIR HOPE WOODLANDS HIGH PEAK S33 0BJ		Scale:	1:2,500 (A4)
<div><div><div></div><div>W</div><div>E</div><div>S</div><div>N</div></div></div>		URN/Deed No: 1139/DY396921		Date:	03/08/2023
Grid Ref: SK150891				Drawn By:	NH
				Area:	8336.19 m2



Guide Price

£250,000

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

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