

FOR SALE

EXCITING COMMERCIAL DEVELOPMENT OPPORTUNITY

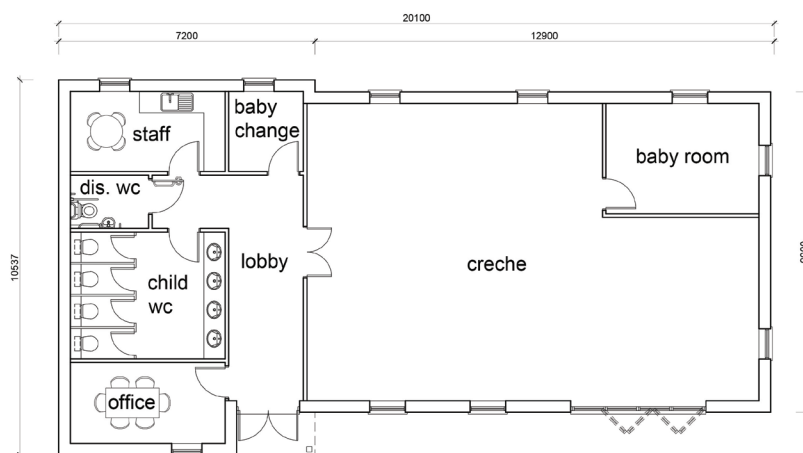
Overall Development Layout

KEY

■	Tamerton	4 bedroom home
■	Halton	4 bedroom home
■	Alderney	4 bedroom home
■	Thornton	4 bedroom home
■	Kennford	4 bedroom home
■	Kingsville	4 bedroom home
■	Chester	4 bedroom home
■	Kingsley	4 bedroom home
■	Eskdale	3 bedroom home
■	Andover	3 bedroom home
■	Ennerdale	3 bedroom home
■	Maldsley	3 bedroom home
■	Folkesbridge	3 bedroom home
■	Affordable homes	



Suggested Floor Plan



GROUND FLOOR

CRECHE - LAND OFF HEATHFIELD NOOK / BURLOW ROAD, BUXTON

- Convenient location 2.5 miles south of Buxton, (A Spa Town in the Peak District of Derbyshire)
- The proposals include the creation of a new 168.9 sq m Creche with primary access from Heathfield Nook Road
- Reserved matters planning approval – REF NO. HPK/2017/0613



LOCATION

Primary access to the site is from Burlow Road with a secondary access off Heathfield Nook Road spreading the entrance traffic flow for the Creche and housing. The site is bounded by existing playing fields to the south.

DESCRIPTION

The site benefits from good access to the local road network off Burlow Road connecting to the A515, A6 and A537 allowing access to Buxton, Macclesfield and Chapel-en-le-Frith, as well as sitting equidistant between the M1 and M6, offering excellent commuter links.

The site seeks to deliver a total of 275 units across 2 sites with Site A comprising of 142 units and Site B 133 units based on the planning consent. The proposals include the creation of a new Creche with access off Heathfield Nook Road.

The site will take its main access from Burlow Road and will be framed with existing mature trees with a secondary access off Heathfield Nook Road adding connectivity across the site and spreading the entrance traffic flow for the Creche.

PLANNING

The scheme benefits from a "Reserved Matters Planning Permission" for residential development and a Creche on land north of Burlow Road, Buxton (see below details and reference numbers).

TENURE

The site is held freehold with vacant possession upon completion.

GROUND CONDITIONS

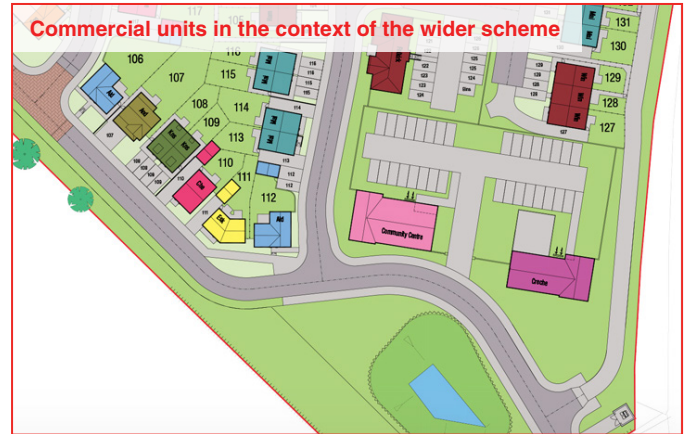
Full application details and reports will be made available to interested parties via a secure datalink.

SERVICES

Mains services are situated in the adjoining highway, however, prospective purchasers should satisfy themselves in terms of location and capacity.

ACCESS

Access to the scheme is to be north off Burlow Road with secondary access off Heathfield Nook Road – see location plan.



ADDITIONAL INFORMATION

All available information can be accessed on-line:
<https://heathfieldnook.sharefile.com>

If you would like to request access, please contact Jane Mahon:
jane@jbroadbentconsulting.co.uk

PROPOSALS

Offers are sought unconditional on the detailed planning approval (Ref – HPK/2017/0613) by Private Treaty. Written offers to include at least the following information:

1. Precise and full purchaser details.
2. Comprehensive proposals including any substantive alterations to the layout.
3. Full breakdown of abnormal development costs.
4. Offer price that will be subject to VAT.
5. Proposed timescales and exchange and completion of contracts.
6. Conditions if any.
7. Full financial details confirming method of funding both the land purchase and development.
8. Solicitor details.

CONDITIONS

- a) Written offers to be submitted to the selling agents and based upon a Proforma to be provided in due course which must be completed in full and submitted with each party offer.
- b) All offers to be submitted on a date to be confirmed.
- c) The offers must be for a specific sum of money.
- d) The Vendor does not undertake to accept the highest or any offer.
- e) A purchase contract is to be exchanged with a 10% deposit payable.

VIEWING / CONTACT

Strictly by appointment with the sole selling agents –
 John Broadbent Consulting Limited:

Jane Mahon
 0161 641 6533
 07973 120357
jane@jbroadbentconsulting.co.uk

