



Glossop

**FOR
SALE**

LAND SOUTH OF HOLLIN CROSS LANE

Glossop, Derbyshire, SK13 8JH

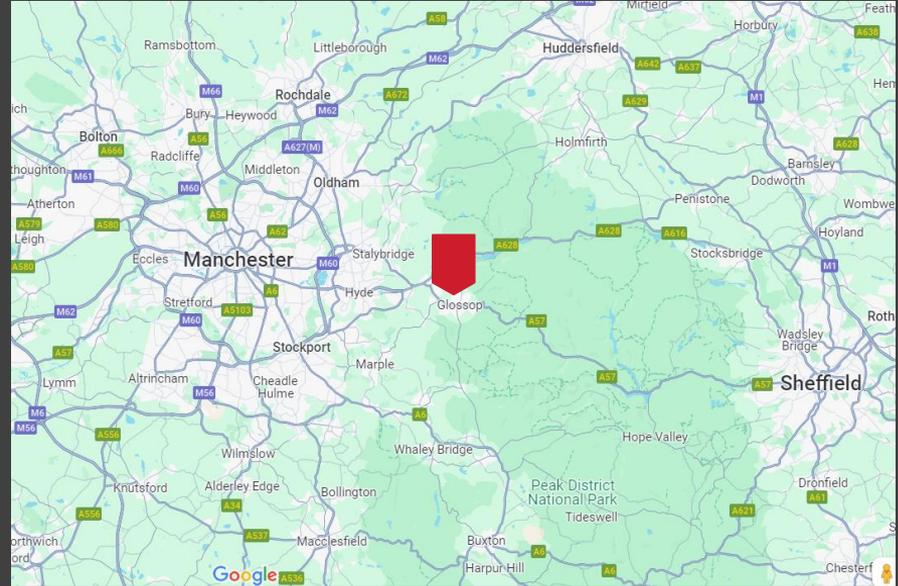
**Lambert
Smith
Hampton**

EXECUTIVE SUMMARY

LSH are instructed to bring this development site to the market on behalf of our retained client.

- Planning Consent Granted For Partial Demolition of Existing Buildings And Redevelopment To Provide 24 Residential Dwellings - HPK/2020/0334.
- c.4.94 Acres (2 Hectares) Site.
- Rare Glossop Town Centre Opportunity.
- Located within close proximity to the Peak District National Park and Manchester City Centre

Comprehensive offers are being sought from purchasers who have a track record of acquiring similar opportunities.



LOCATION

The site is located approximately 600m to the south of Glossop Town Centre. Glossop is a market town in the borough of High Peak, Derbyshire, England, 15 miles east of Manchester, 24 miles north-west of Sheffield and 32 miles north of Matlock.

DESCRIPTION

Comprising approximately c.4.94 Acres (2 Hectares), the site benefits from planning consent granted for partial demolition and redevelopment to provide 24 residential dwellings - HPK/2020/0334.



TENURE

The site is held freehold with vacant possession available on completion. Title information is contained within the dataroom for consideration.

PLANNING

All consented planning documents including decision notice and s.106 agreement are contained within the dataroom.

ACCOMMODATION SCHEDULE

An accommodation schedule is contained within the dataroom which outlines the consented development scheme.

SERVICES

Interested parties are to make their own enquiries and satisfy themselves as to the suitability and capacity of all necessary services before entering a contract to purchase.

GROUND CONDITIONS

Interested parties are to make their own enquiries and satisfy themselves as to the condition of the grounds before entering a contract to purchase.

ADDITIONAL INFORMATION

A full Information Pack is available for inspection and download within a dataroom.

PROPOSALS AND CONDITIONS

The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession.

Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete the Bid Submission Template which will be made available at a later date.

Bidders should submit their bid by email to James Strong (jstrong@lsh.co.uk) and Oliver Williams (owilliams@lsh.co.uk) at Lambert Smith Hampton with subject reference: "LAND SOUTH OF HOLLIN CROSS LANE – BID". All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party

VIEWINGS

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the sole selling agent LSH.



DISCLAIMER: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. **September 2024.**

CONTACT

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