# FOR SALE

**CBRE** 

Granby Road B, Buxton SK17 7PA
Site Area — 8.13 acres (3.29 ha)

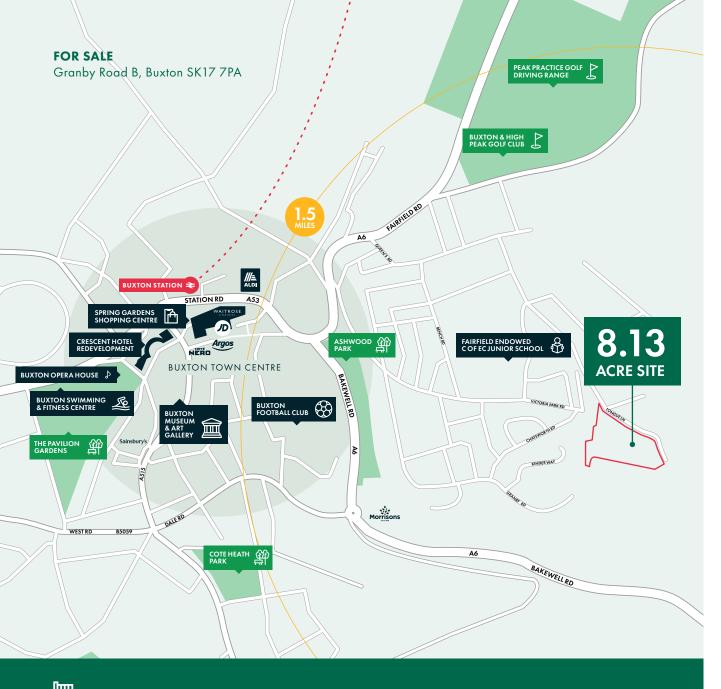


# **DESCRIPTION**

The Granby Road B site extends to 8.13 acres (3.29 ha) and is located off Granby Road, which lies in the boundary of High Peak Borough Council. The opportunity is largely flat in nature and comprises a vacant greenfield site.

The opportunity is bound by Tongue Lane to the north. Tongue Lane Farm runs along the eastern boundary with further greenfield land located to the south. The site is bordered by residential accommodation to the west. The site has a singular point of surfaced vehicular access from Tongue Lane.









# **LOCATION**

The opportunity is situated on Granby Road, which is located 1.5 miles from Buxton Town Centre.

The site is well located and benefits from good transport links to a number of major citiesand can be easily accessed via the A6 and the Manchester Airport Eastern Link Road in journey times of one hour. Buxton Railway station can be accessed within walking distance to the site and provides direct services to the surrounding areas and Manchester City Centre.

There are also a number of regular bus services which serve Buxton and the surrounds. Sheffield City Centre is located 24 miles north east can be accessed via in journey times of approximately 45 minutes. Stoke-on-Trent is located 50 minutes south of the site and can be accessed via the A43.

There is a wealth of amenity which serves the area including shops, supermarkets, and leisure facilities such as Buxton Museum and Art Gallery and Buxton Opera House. In addition, there is a wealth of public open space within the surrounds including Ashwood Park, Pavilion Gardens and Cote Heath providing green space and areas of natural of beauty in the area. In addition, the site lies within the gateway of the Peak District National Park.

### **PLANNING**

The opportunity is located within the settlement boundary of Buxton in an area allocated for housing. Whilst the site falls within a protected area, it is not situated within a flood risk area nor a conservation area. In addition, the adjacent site benefits from full planning consent for the Erection of 73 dwellings with associated infrastructure and landscaping.

### **DISPOSAL PROCESS**

The site will be sold with the implementation of the Homes England Building Lease. Delivery of the completed scheme will be facilitated by the Local Authority Accelerated Construction (LAAC) funding programme to realise Homes England's objectives and the expectation that the selected development partner delivers a scheme at pace adopting the use of Modern Methods of Construction (MCC) techniques.

### **VIEWINGS**

Viewing of the site is available by roadside inspection at any time. On site access to the site can be arranged by prior notice through the sole agents, CBRE.



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## **FURTHER INFORMATION**



Further technical information regarding the opportunity is provided within the dedicated data room at

**Granbyroadbuxton.com** 

## **GET IN TOUCH**

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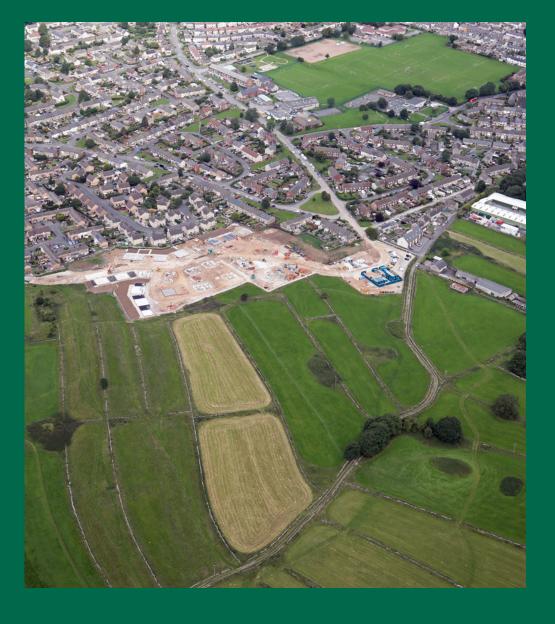
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# **CBRE**

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