

FOR SALE

CBRE

Granby Road B, Buxton SK17 7PA

Site Area — 8.13 acres (3.29 ha)

DEVELOPMENT OPPORTUNITY
(SUBJECT TO PLANNING)



FOR SALE

Granby Road B, Buxton SK17 7PA

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.



FOR SALE

Granby Road B, Buxton SK17 7PA



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 cities and 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 and 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 beauty in the area. In addition, the site lies within the gateway of the Peak District National Park.



27 MILES TO MANCHESTER CITY CENTRE



15 MINUTES DRIVE TO THE PEAK DISTRICT

FOR SALE

Granby Road B, Buxton SK17 7PA

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.



FOR SALE

Granby Road B, Buxton SK17 7PA

FURTHER INFORMATION



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

Granbyroadbuxton.com

GET IN TOUCH

Jessica Coombes

Associate Director
National Land and Development

T. 0161 233 5649
Jessica.coombes@cbre.com

Ashley Anderson

Surveyor
National Land and Development

T. 0161 233 5480
Ashley.anderson@cbre.com

CBRE

Disclaimer: CBRE Limited, September 2020

Important notice relating to the Misrepresentation Act 1967. CBRE act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary outlined in red should be treated as for indicative purposes only and should not be construed as the actual site boundary 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

