

# GLENBROOK

HOPE ROAD • BAMFORD • HOPE VALLEY



savills

*A fantastic opportunity to acquire a substantial house with an adjacent accommodation block, set in grounds extending to 9 acres. Located in the heart of the Peak District, the site has a variety of potential alternative uses, subject to planning permission.*



# GLENBROOK

HOPE ROAD • BAMFORD • HOPE VALLEY • S33 0AL

Castleton 4.1 miles • Sheffield 14.0 miles • Huddersfield 30.1 miles • Manchester 31.4 miles  
Leeds 48.9 miles

(All distances are approximate)

## Executive Summary

Glenbrook House sleeping 31

Additional accommodation provided in Peveril Flat (on the 2nd floor of the main house), the adjacent Derwent building, Chatsworth Flat and Warden's Cottage

5 self-contained campsites with facilities that can accommodate up to 200 campers

Large site extending to 9.03 acres providing outdoor activity area

Suitable for a range of alternative uses, subject to planning permission

Freehold



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*Savills are instructed by The Guide Association to seek a freehold disposal of Glenbrook.*

*The main property comprises a 6 bedroom former house together with a purpose built accommodation block, set on a 9.03 acre site. Located in the Peak District National Park, the property is easily accessible from major population centres such as Manchester and Sheffield by road and rail.*



## THE PEAK DISTRICT

Located in the heart of the Peak District, Glenbrook is approximately 4.1 miles from the centre of Castleton, a popular market town offering a range of independent shops, and pubs.

The Peak District is easily accessible from nearby Sheffield, Manchester and Leeds. Its connectivity means that it is a popular year round destination. As well as its landscape, it provides a range of destinations including its villages, museums and attractions.

## CONNECTIVITY

Accessed from the A6187, this provides easy access to the A625 to the east of the property. The M1 is 21 miles east, and the M60 approximately 22 miles west towards Manchester.

There is a railway station at Hope, 1 mile away, with a route to London St Pancras International requiring one change and taking approximately 3 hours. Hope Station provides a direct line to Manchester Piccadilly.

Manchester Airport and Leeds Bradford Airport are 27.2 miles and 49.5 miles away respectively and offer domestic and international flight routes.



## THE SITE

The main House is located at the centre of the site, and there are outbuildings to the rear. Additional accommodation is provided in the adjacent Derwent building.

The site extends to 9.03 acres and includes an activity area, fields and woodland.



## GLENBROOK HOUSE

Glenbrook House is located at the heart of the site and sleeps 31 people across 5 dormitories and one single bedroom. On the ground floor there is a lounge with an open fire, single bedroom, dining room, kitchen, and WC's. The kitchen can cater for 41 people. Upstairs are the 5 dormitories and additional WC's. The second floor contains a 10 bed self-contained flat. The breakdown is as follows:

Room Type	Quantity
10 Bed	2
4 Bed	2
2 Bed	1
1 Bed	1







Derwent

## DERWENT

Adjacent to Glenbrook House is Derwent, a purpose built property. Derwent can accommodate 33 people across 9 bedrooms on the ground floor. The breakdown of the rooms is as follows:

Room Type	Quantity
3 Bed	1
2 Bed	1
4 Bed	7

Upstairs is a large activity room. The kitchen can cater for 100 people. There is a stairlift between the ground and first floors making Derwent an accessible building.



## CHATSWORTH FLAT

Chatsworth Flat is located at the end of Derwent and can sleep 4 people across 2 bedrooms. There is one twin room and one double bedroom, as well as a kitchen, lounge/diner and bathroom.

## WARDEN'S COTTAGE INCLUDING OFFICE

Warden's Cottage is arranged over ground and first floor and provides two bedrooms, a lounge, kitchen and small garden.

The office is annexed on to the rear of the cottage.

## ACCOMMODATION

A room breakdown is provided below:

Property	Bedrooms	Sleeps
Glenbrook House	6	31
Derwent	9	33
Peveril	1	10
Chatsworth Flat	2	4
Warden's Cottage	2	4
<b>Total</b>	<b>20</b>	<b>82</b>



## CAMPSITES

There are 5 self-contained campsites across the site. Three of these are located on the western meadows of the property. The other two are located on the northeast section of the property. They each benefit from access to basic W/C facilities, running water and washing facilities.

## AMENITIES AND EXTERNAL AREAS

The main entrance to Glenbrook is located at the southwest section of the site. There is a stream passing through the middle of the site. The northern boundary of the property is the railway line. The eastern side of the property is the activity field with the campfire area. The southeast corner has the coach parking area. The north west corner of the property has the nightline and assault course.





## GENERAL INFORMATION

### The Business

Glenbrook currently operates as a training and activity centre, operated by The Guide Association. The property is to be sold on a closed and vacant possession basis.

### Services

Mains water and electricity. Gas central heating. Mains drainage.

### Tenure

Freehold.

### Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

### Energy Ratings

TBC

### TUPE

A purchaser will be required to comply with the relevant legislation in respect of present employees.

### VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

### Local Authority

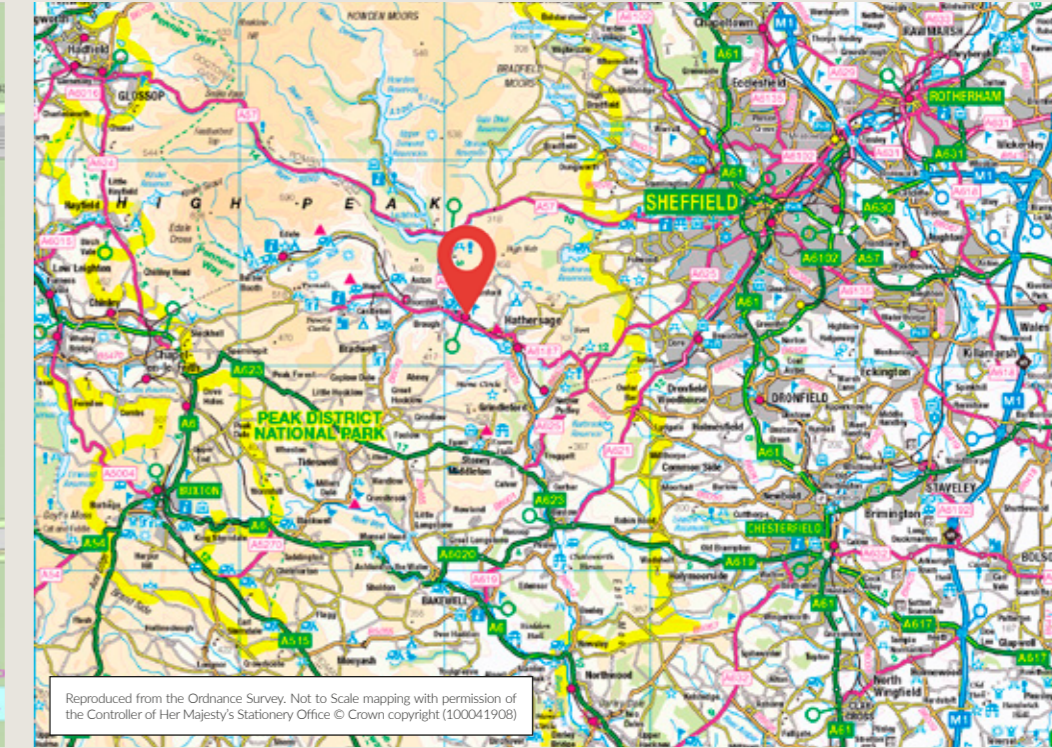
Unit 22 Business Centre, Furness Vale, High Peak SK23 7SW  
T: 0345 129 8075

### Rateable Value and Council Tax

£37,500 - activity centre and premises.

### Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



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