



Grindleford Model Laundry

Grindleford

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Main Road

Grindleford

Hope Valley

S32 2JQ



0.25 ac

An excellent opportunity for a purchaser to acquire a piece of local history, with great development potential subject to the necessary planning consents. Grindleford Model Laundry offers a footprint of approximately 8,101sq ft across two floors.. In an attractive situation in the very desirable village of Grindleford, with attractive views over the River Derwent and towards Froggatt Edge.

For sale by Public Auction at 3.00pm, Monday 23rd September at
The Agricultural Business Centre, Bakewell, DE45 1AH

Guide Price:

£275,000



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com



Ground Floor

Accessed by a driveway off Main Road, the ground floor is a largely open plan space. Made up of what was once the Laundry work floor, a downstairs w/c and office space. The northern boundary of the building has a glass lean to.





First Floor

The staircase rises from the ground floor workspace, the first floor is split into four rooms. Used mostly for storage, the principal room benefits from the arched windows overlooking the gardens to the rear of the property.



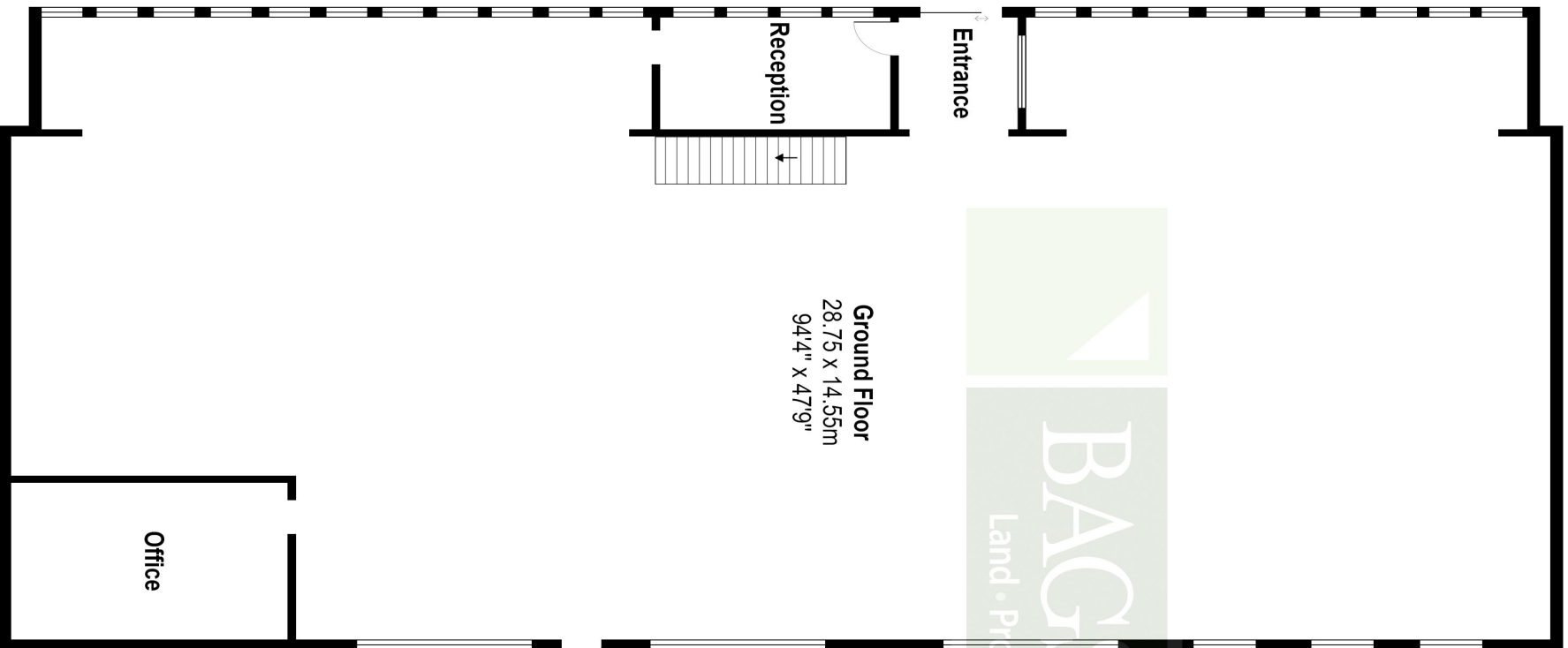
Externally

The property benefits from driveway access to the front of the property, a pedestrian right of way serves the rear of the property.

Location

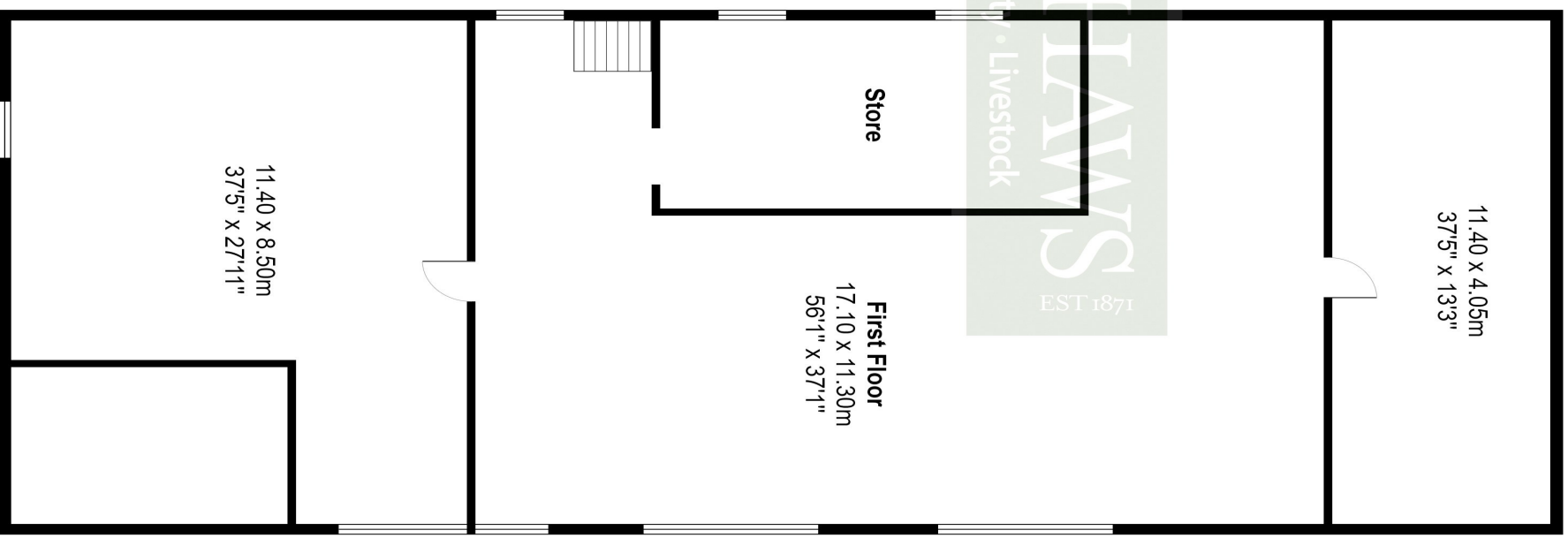
Set off the main road in the much sought after village of Grindleford, within commuting distance to the major commercial districts of Sheffield and Manchester are accessible by Grindleford train station, whilst also being a stones throw from the rural living offered within the Peak District National Park.





Ground Floor
28.75 x 14.55m
94'4" x 47'9"

Ground Floor



First Floor
17.10 x 11.30m
56'1" x 37'1"

11.40 x 8.50m
37'5" x 27'11"

11.40 x 4.05m
37'5" x 13'3"

First Floor



General Information

Services:

Main Water and Electricity and drainage are servicing the property.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We understand there is a vehicular right of way granted along the track to access the field.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Planning Authority

Peak District National Park

Council Tax Band—N/A

Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

Solicitors

Lovedays Solicitors

Matlock

Ref: Glenn McClenaghan

EPC – NA

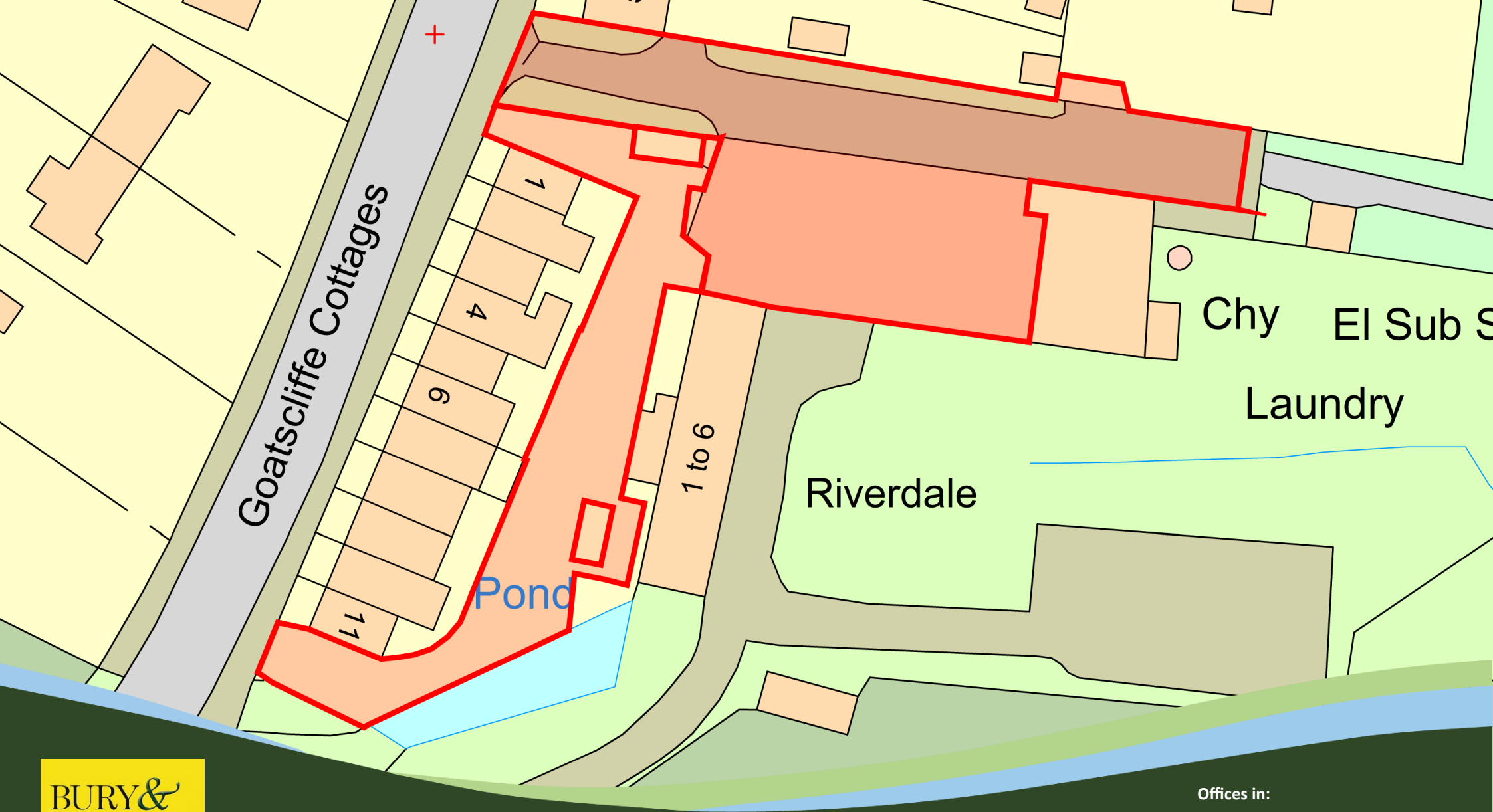
Method of Sale:

For sale by Public Auction at 3.00pm, Monday 23rd September 2024 at The Agricultural Business Centre, Bakewell, DE45 1AH

Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812 777 or e-mail: Bakewell@bagshaws.com.





Agricultural Business Centre, Bakewell, DE45 1AH

T: 01629 812 77

E: Bakwell@bagshaws.com

www.bagshaws.com

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