

Affordable Housing, Peakland Grange

Stonewell Lane, Hartington, SK17 0AH

John
German



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Affordable housing for local people – Wonderful opportunity to live in this highly sought after development in the renowned Peak District village of Hartington. Each house is subject to a local occupancy restriction.

This historic, world-famous village is set in plateau in the heart of the Peak District National Park, surrounded by the awe-inspiring granite outcrops that the peak district is known for whilst coupled with good road links to neighbouring towns and cities including Buxton, Ashbourne, Sheffield and Manchester. With a wealth of local amenities on offer, including public houses, restaurants, cafés and shops, the village bustles all year round with an emphasis on community spirit and is an ideal location for those seeking a plethora of accessible outdoor pursuits.

A most attractive terrace of four stone faced houses, providing either 2 or 3 bedrooms, as detailed on the floor plans shown within this brochure. Each house has the benefit of double glazing, full LPG heating with combination boiler and underfloor heating on the ground floor. Outside there is off street parking with enclosed rear gardens.

As part of the development of the whole site, and in accordance with Legal Agreements between the Developer and the Peak District National Park (PDNP), the Developer is required to provide these four Affordable homes to be available for occupation by Local people. The homes must be sold at a discounted price, known as the Approved Selling Price. Each property has been independently valued for PDNP by the District Valuer who has applied a 35% discount to their normal full market value, to reflect the Occupancy, other terms and conditions including that these homes must always be sold at discounted price to Local people.

Affordable Housing for Local People with Proven Need Qualified Buyers

To occupy the homes, Applicants must satisfy the “Local Qualification Provisions” set out in the Legal agreements between the Developer and (PDNP) that is:

Persons satisfying at least one of the following criteria:

- A person (and his or her dependents) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
- A person (and his or her dependents) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
- A person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.

A purchaser must be able to provide evidence of compliance with Local Qualification Provisions and Proven Need for Accommodation. A PDNP form is available upon request so Applicants can understand what will be required by PDNP before a sale can progress.

Buyers must occupy the home as their sole residence and usually for a minimum of 3 years.

On the second or subsequent sale, including letting, of the property special provisions apply requiring approval by PDNP.

Further Information

For further details and information please contact the Agents.

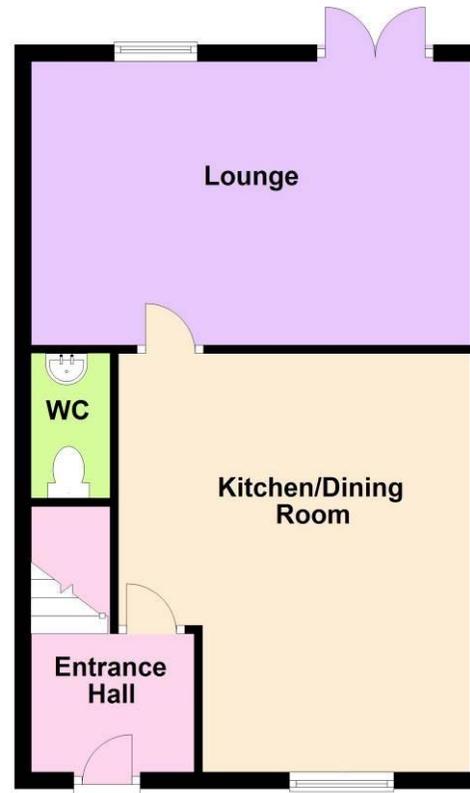
Plot H - Approved Selling Price £237,250

Three-bedroom modern terrace

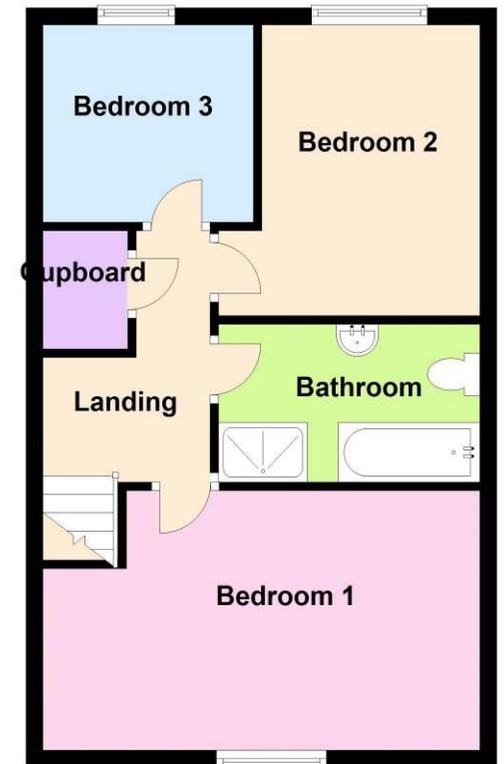
Internally briefly comprising on the ground floor is a dining kitchen, sitting room and a guest cloakroom. To the first floor are three bedrooms and a bathroom.



Ground Floor



First Floor



Plot I - Approved Selling Price £217,750

Two-bedroom modern end-terrace

Internally briefly comprising on the ground floor an open plan living dining kitchen and a guest cloakroom. To the first floor are two bedrooms and a bathroom.



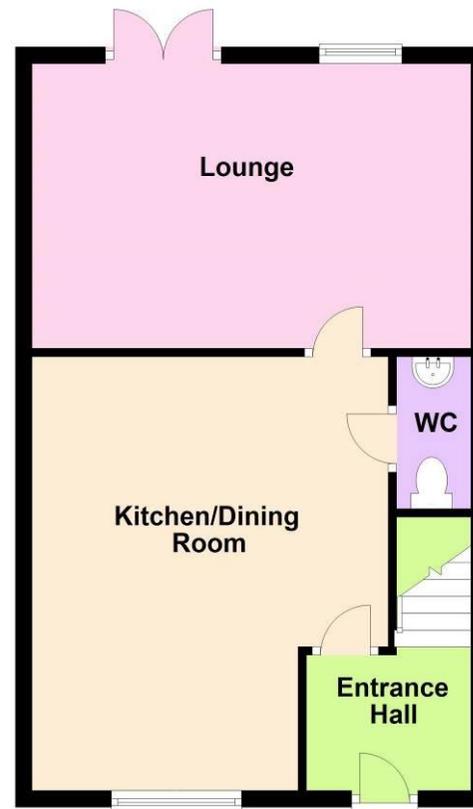
Plot W - Approved Selling Price £237,250

Three-bedroom modern terrace

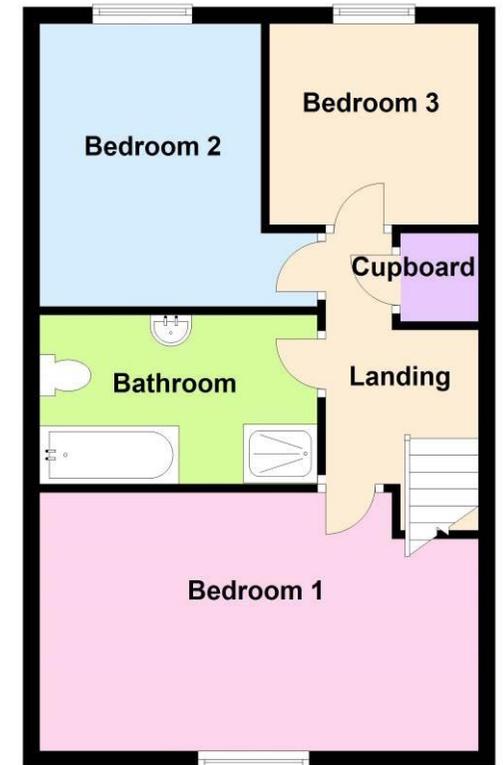
Internally briefly comprising on the ground floor is a dining kitchen, sitting room and a guest cloakroom. To the first floor are three bedrooms and a bathroom.



Ground Floor



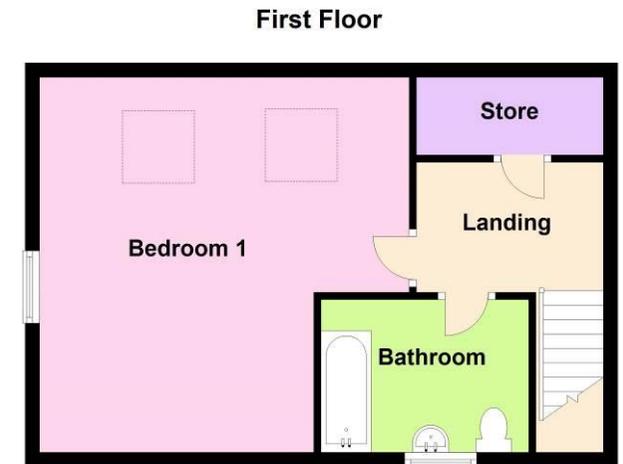
First Floor



Plot V - Approved Selling Price £211,250

Two bed bungalow style

Internally briefly comprising on the ground floor; entrance hallway, guest cloakroom, bedroom and an open plan living dining kitchen. To the first floor is a second bedroom and a bathroom.



Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction:

Parking: Off street

Electricity supply:

Water supply:

Sewerage: Mains

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales / Tax Band TBC, still to be banded

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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