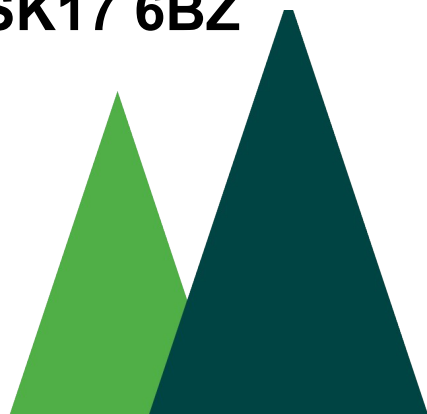


ABOVE: Buxton Presbyterian chapel, opened in 1725 the chapel (on the left here) struggled financially, and its trustees leased the manse (in the foreground) as an inn — the Kings Head. (BMAG) BELOW: Buxton Independent chapel, next to the White Lion hotel, and on what is now Holker Road, opened in 1810, and had a number of uses following its closure, including that of a theatre and for stabling. (BMAG)

Spring Gardens, Buxton, Derbyshire SK17 6BZ

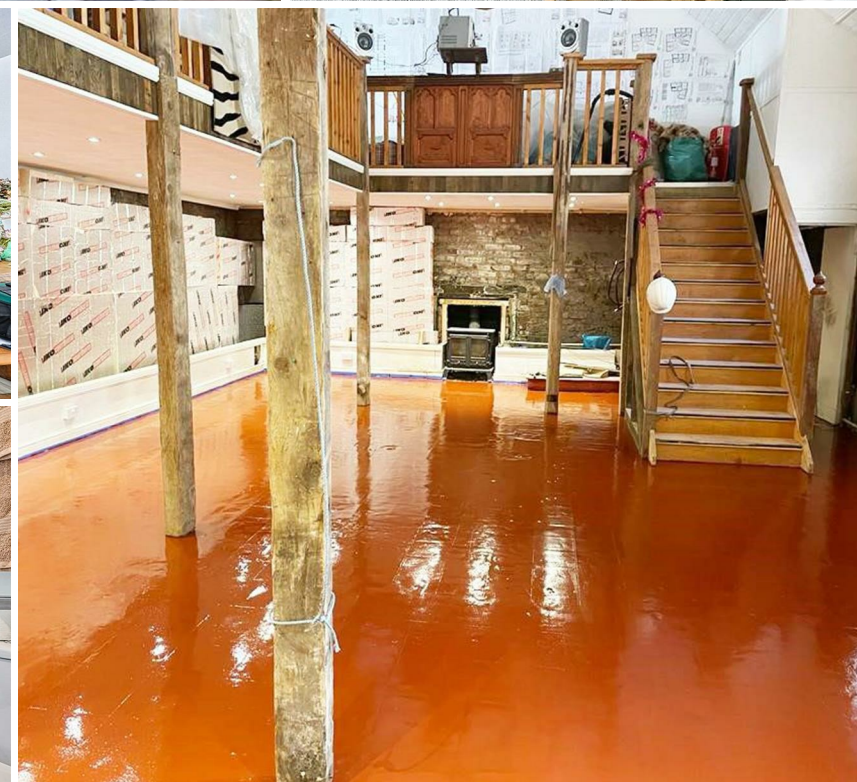
POA

White Lion Spring Gardens Buxton Derbyshire SK17 6BZ



POA

- DEVELOPERS AND INVESTORS
 - Commercial Premises In Operation At Present
- Five Allocated Spaces - On a Private Road To The Rear
 - Three Garages/Stores - Rear Courtyard
- Incorporating Self Contained Weavers Cottage - 1 Double bed Apartment
 - Historic Building - Grade 2 Listed
 - Some Renovation Works Completed To Date
- Four Commercial Units to the Front of the Property
 - Central Town Location
 - Heart of The Peak District





ATTENTION DEVELOPERS AND INVESTORS!! A unique opportunity to acquire one of Buxton's most historic buildings dating back to circa 1650 with extensions being added between 1700 - 1895. The property currently has been updated and renovation work has started, with current planning consent for thirteen residential units comprising apartments and town houses, to the rear are three garages, a rear courtyard, The Weavers refurbished one bed cottage currently occupied, which has a double bedroom, dressing area, ensuite shower room, kitchen diner and lounge area, five allocated parking spaces on the private road to the rear - Holker Road form part of the plot.

The Spring Gardens property was once the White Lion public house and has most recently been used by small businesses and known as The Artisan Quarter. The commercial to the front is currently occupied, situated right in the heart of Buxton's town centre adjoining the main shopping street, Spring Gardens and within a two minute walk of the iconic Crescent that has undergone extensive renovations to create a luxury 5 star Spa hotel which opened in 2020.

Current planning consent for residential units comprising apartments and town houses. Planning application number: HPK/20230064 - <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=259730>

In addition, 150 tons of gritstone already on site of which 60 meters has been cut and dressed is negotiable

GENERAL INFORMATION

Tenure: Freehold
Total Floor Area: 9,956 sq ft (925 sq m)
Energy Performance Rating: B
Council Tax Band TBC

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

WORKS COMPLETED TO DATE

Main Building - New roofs and valleys, new chimneys, two gable ends taken down and rebuilt, new rainwater goods, pointing hacked out and repointed with lime mortar, stone repairs/cleaning, sash windows refurbished, upper bay window refurbished, ground floor new bay window. Interior works include structural enhancements with stainless steel, insulation to upper floor walls plus roofs to main building.



