

4 Dairy Close Plot I Peakland Grange, Hartington, SK17 0BF



£285,000



DAIRY CLOSE, PEAKLAND GRANGE, HARTINGTON.

These properties are all offered for sale subject to a local occupancy clause and are available to purchasers living in the local or adjoining parishes (further details on application).

Situated in the delightful village of Hartington, we are delighted to be able to offer for sale the first of this row of four individually designed homes on the Peakland Grange development. Situated within easy walking distance of the village centre and local amenities, Peakland Grange borders open countryside. The properties will have either two or three bedrooms, double glazing and heating with a combination boiler and under floor heating on the ground floor. They will have quality fittings throughout including kitchens with a range of appliances and a family bathroom. The flooring will be wood effect on the ground floor, tiling in the bathrooms and carpeting on the stairs landing and bedrooms. Externally, each property will have parking and a garden.

The properties are offered at a discount to full market value reflecting that only occupiers who meet local resident restrictions may live at the properties. Applicants will need to complete the "Local Needs Enquiry Form" issued by the Peak District. A copy of the form can be provided by the Agents on request. Successful applicants will also need to satisfy the Local Qualification Provisions (LQP). The sale provisions will include various restrictions or covenants to protect the enjoyment of all residents at Peakland Grange. An annual charge will apply for the maintenance of the common areas and private roads serving the development.

LOCATION:



The village of Hartington is situated within the beautiful Peak District National Park which is one of the most visited national parks in the world. Hartington has been an important village since the Middle Ages and was granted a market charter in 1203 by William DeFerres and became a major centre for a large rural population from the many isolated farms in the surrounding areas which it still is today. The village is centred around the spacious square with the much photographed duck pond and numerous charming old limestone properties including The Charles Cotton Hotel, St Giles Church, The Market Hall and Hartington Hall. There is also an impressive selection of gift shops, cafes and pubs, as well as a speciality cheese shop and small pottery. Hartington itself is surrounded by some of the most beautiful scenery and countryside in England with a huge network of footpaths and walking trails in all directions. There are good road links to neighbouring towns and cities to include Buxton, Ashbourne, Sheffield, Manchester, Chesterfield and Derby.

DIRECTIONS:

From our Buxton office bear left and proceed up Terrace Road, across The Market Place and down High Street. Proceed straight through the traffic lights into London Road and head out of Buxton

on the A515 Ashbourne Road. Continue along the A515 for several miles and take the right hand turning signposted Hartington. Proceed along the road for a number of miles and upon entering the village, with the duck pond on the right bear right onto Stonewell Lane where Peakland Grange can be found after a short distance on the right.

4 Dairy Close




In brief, the accommodation at 4 Dairy Close comprises of, on the ground floor, an entrance hall with cloakroom and wc just off. There are stairs to the first floor and a doorway into the open plan living space comprising of a good size lounge/dining room and fitted kitchen. with patio doors leading out to the rear. On the first floor there is a landing, two well proportioned bedrooms and a bathroom.

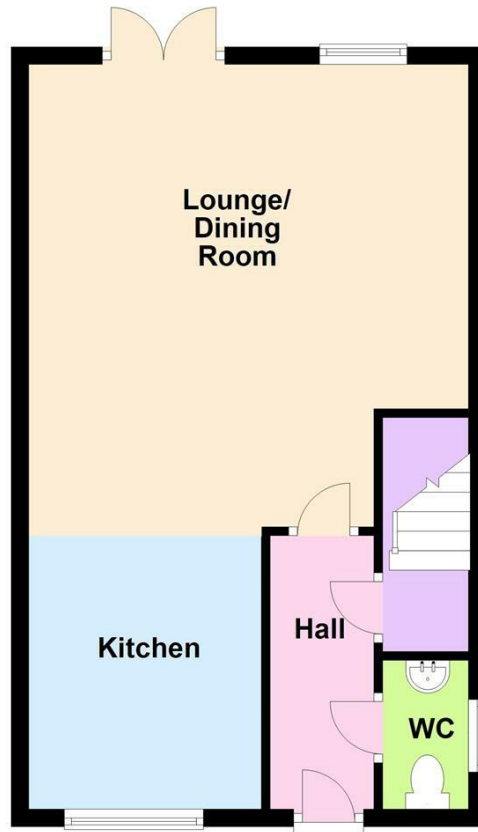
NB

Please note that the properties are still under construction. Photographs, floor plans and CGI's are only to be used as a guide.

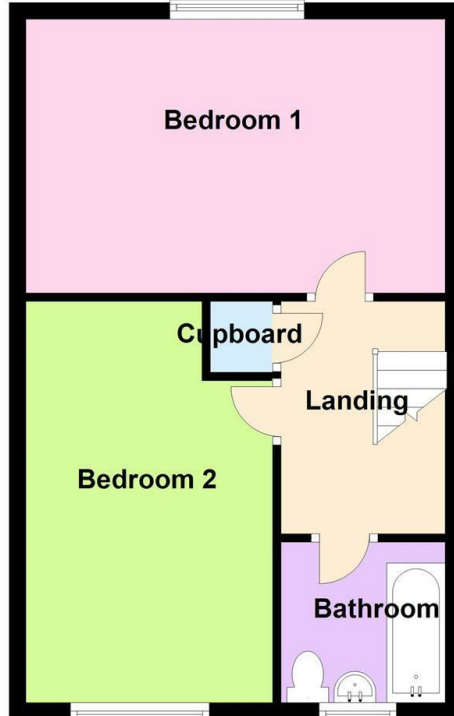
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Important Notice

Jon Mellor & Company, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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