



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



£217,750



4 DAIRY CLOSE - PLOT I - TWO BEDROOM END OF TERRACE HOUSE -
An attractive terrace of four stone faced houses, providing either 2 or 3 bedrooms. Each house has the benefit of double glazing, full LPG heating with combination boiler and under floor heating on the ground floor. Outside there is off street parking and enclosed rear gardens.

As part of the development of the whole site, an 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 ben 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 and 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.

AFFORDABLE HOUSING FOR LOCAL PEOPLE

AFFORDABLE HOUSING FOR LOCAL PEOPLE WITH PROVEN NEED QUALIFIED BUYERS. 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.

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, a cloakroom/wc and an open plan kitchen/lounge/dining room with double doors leading out to the garden. On the first floor there is a landing with storage cupboard, two bedrooms and a bathroom. Externally, there is parking to the front and a garden to the rear.

NB

Photographs, floor plans and CGI's are only to be used as a guide.

GROUND FLOOR

Entrance Hall

Wc

Lounge/Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom One

Bedroom Two

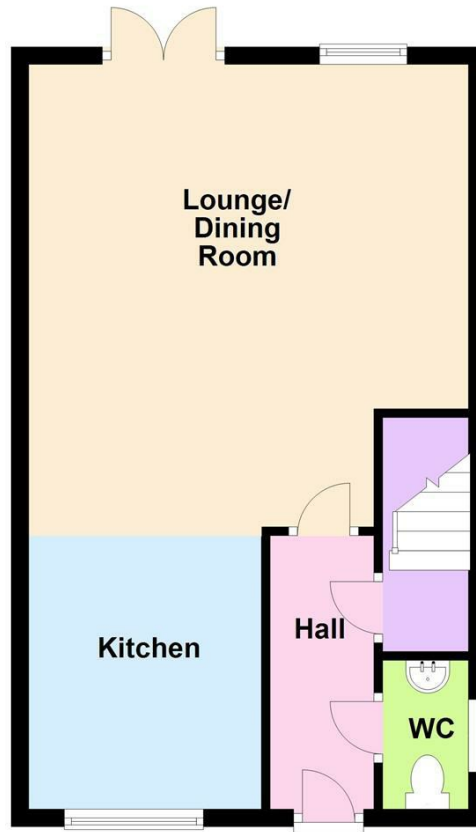
Bathroom

OUTSIDE

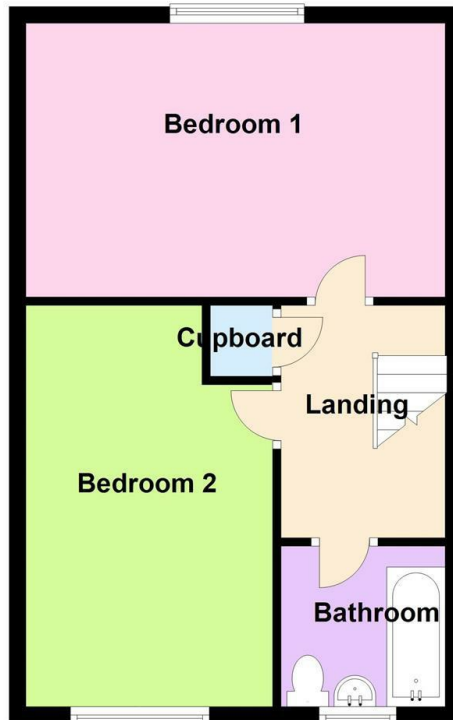
Garden and Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
 Tel: 01298 24383 Email: info@mellors.org.uk
www.jonmellor.co.uk