



jordanfishwick

Hague Street, Glossop, SK13 8NR
Auction Guide £180,000

- Development Potential
- EPC D & Council Tax
- For Sale by Modern Auction

**** Development Opportunity **** This Grade II Listed, former school house, dates back to the late 1700's, offers considerable potential for development and enjoys a delightful setting nestled away within the Whitfield Conservation Area, just up the road from the local Beehive public house and on the doorstep of the beautiful High Peak open countryside. The property has in more recent years been split into two, ground and first floor, flats which are now in need of some modernisation and improvement. Alternatively, subject to planning approval, the building could be converted into a well proportioned single dwelling. The property is characterised by the front facade and it's arched windows, is set back from the road and currently comprises of a ground floor flat with a living room, kitchen, bedroom and a shower room and then this layout is mirrored for the second flat on the first floor. There are established front and rear gardens with a useful workshop and two garden stores. Energy Rating D

GROUND FLOOR

Entrance Hallway

FLAT 1

Living room
18'4 x 11'1

Kitchen
9'0 x 8'11

Bedroom
12'2 (plus recess) x 8'11 (less robes)

Shower Room

SECOND FLOOR

FLAT 2

Living Room
20'11 x 18'8 (max meas)

Kitchen
10'2 x 8'9

Bedroom
14'4 x 9'1

- Grade II Listed Former School House
- Workshop & Gardens
- Subject to Reserve Price & Reservation Fee

Shower Room

OUTSIDE

Workshop
16'9 x 7'3

Gardens & Two Garden Stores
Our ref: Cms/cms/0826/26

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

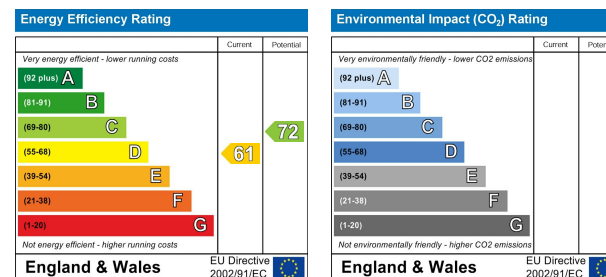
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Note - Anti Money Laundering

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

- Currently Two, Ground & First Floor, Flats
- Whitfield Conservation Area



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale

2 Hague School Buildings First Floor

