

**FOR SALE**

**Offers Around £135,000**



**VICTORIA HOUSE  
BUXTON ROAD  
BAKEWELL  
DERBYSHIRE DE45 1DA**

**NO UPWARD CHAIN – AN OPPORTUNITY TO PURCHASE A FREEHOLD CHARACTER TOWN PROPERTY WHICH HAS FULL PLANNING PERMISSION TO CONVERT TO HOLIDAY LET ACCOMMODATION.**

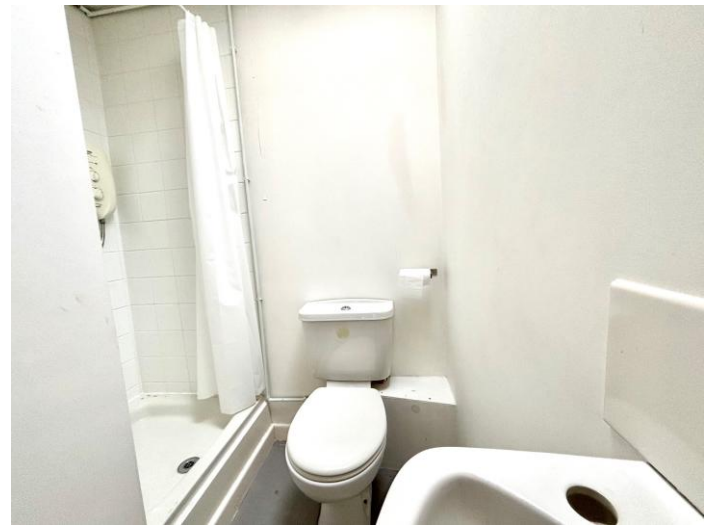
This attractive stone building now has planning permission granted for change of use to holiday let accommodation, an ideal opportunity for local builders / developers.

Located on the edge of this popular Peak District town, close to all the facilities and amenities available in Bakewell and the surrounding countryside. The attractions of Chatsworth House, Haddon Hall and the wider Peak District are on the doorstep.

Planning reference: NP/DDD/0925/0930

- Convenient edge of town location
- Characterful building
- Full Planning Permission granted for change of use to holiday let accommodation
- Ideal opportunity for local builders / developers
- Close to Chatsworth House and Haddon Hall
- Viewing highly recommended

## PHOTOS



## LOCATION

Bakewell is a popular market town located within the Peak District National Park and caters for both local and surrounding residents and regular day trippers and holiday makers. Chatsworth House and Haddon Hall are close by and good road communications lead further afield to Chesterfield, Sheffield, Manchester, Derby and Nottingham.

## BUSINESS RATES

The Valuation Office lists the property as Store and Premises with a Rateable Value of £2,375, as from 1<sup>st</sup> April 2023. Therefore, it is understood the property qualifies for £nil business rates.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate is not a requirement due to the size of the property.

## SERVICES

All mains services are connected to the property. No specific test has been made on the services or their distribution.

## TENURE

Freehold.

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

## PLANNING PERMISSION

Planning permission has been granted for the unit to be converted to holiday let use.  
Ref NP/DDD/0925/0930

## MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

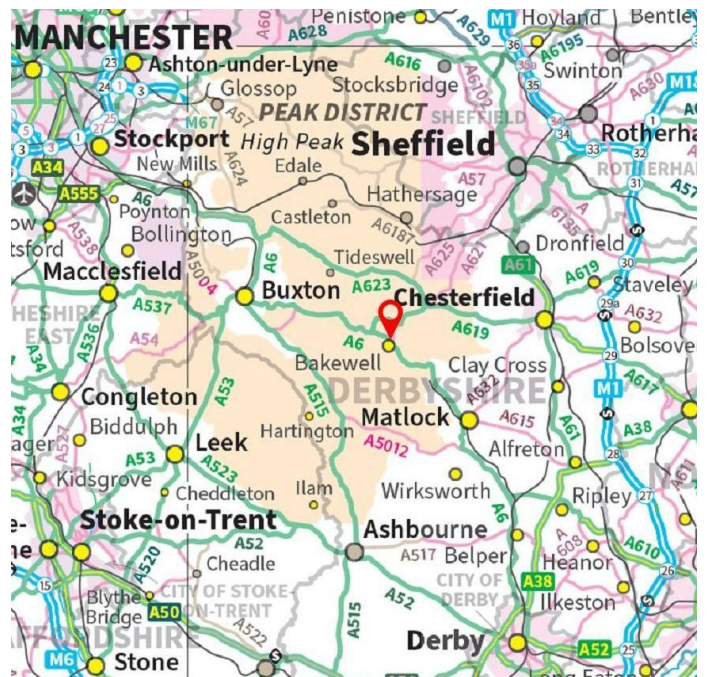
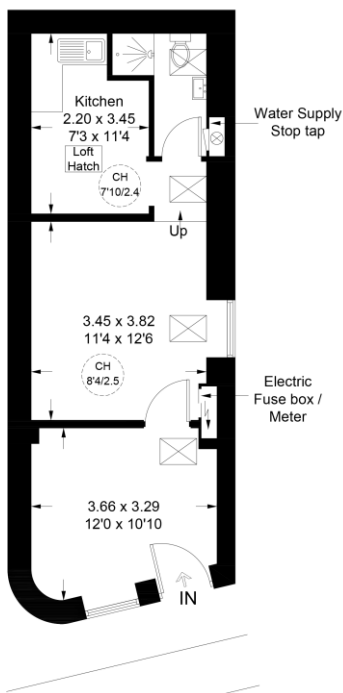
## VIEWING

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref FTM10693

### Victoria House, Buxton Road, Bakewell, DE45 1DA

Approximate Gross Internal Area = 37.4 sq m / 402 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1119039) **certified surveyors** + energy

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.