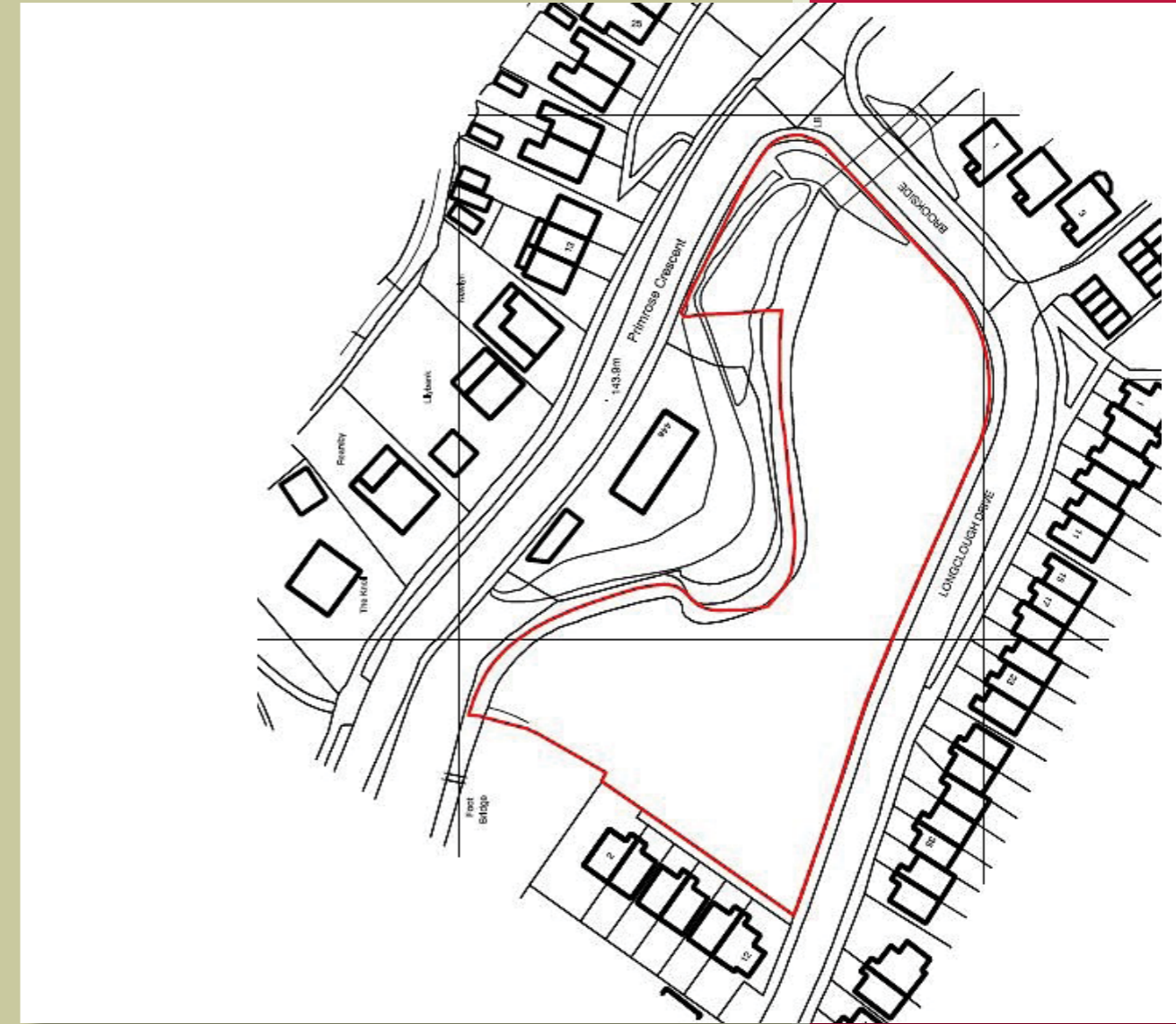


**LAND AT LONGCLOUGH DRIVE**  
 Glossop  
**OFFERS OVER**  
**£295,000**



**NOTICE**  
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Glossop  
 26 High Street West, Glossop SK13 8BH  
 01457 604244 glossop@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



An outstanding Development Opportunity  
 with a current planning permission for the  
 erection of no more than 6 dwelling houses  
 or 1,000 SqM of residential floor space.

**GASCOIGNE HALMAN**

- An Outstanding Development Opportunity
- Outline Planning Permission Granted
- Planning Authority - High Peak Borough Council

- Appeal Planning Application Ref No - APP/H1033/W/17/3177730
- Unconditional Offers Over £295,000 are Invited

**OFFERS OVER  
£295,000**

**LAND AT LONGCLOUGH DRIVE**

Glossop



**THE SITE**

This is a green field site accessed from the established Longclough Drive and having an attractive atmosphere by virtue of the adjacent Long Clough Brook and the extensive mature trees which surround it.

The site extends to approximately 1.2 acres or thereabouts.

**LOCATION**

Glossop lies in the heart of The Peak District and is an increasingly popular destination particularly for those seeking an escape from suburbia and wishing to take advantage of the wonderful open countryside nearby. Escape does not mean isolation though, with a regular

train service from Glossop direct to Manchester Piccadilly in around 40 minutes. Other communication links are also excellent with easy access by road to many of the surrounding centres.

The position of the subject site is also ideal, occupying an attractive position in the town and yet just a 15 to 20 minute walk from all of the varied facilities, both retail and leisure, available on the High Street. There are many good schools in the area to suit children of all ages.

**DIRECTIONS**

The property is situated on the corner of Primrose Lane and Longclough Drive. The postcode for Satnav purposes is SK13 8HN.

**EXISTING PLANNING PERMISSION**

Outline Planning Permission was granted at Appeal on the 22nd February 2018 under reference APP/H1033/W/17/3177730 for a development of no more than 6 dwelling houses or 1,000 SqM of residential floor space.

To access the documents on the councils planning department website, search the planning reference in the 'planning application appeals' section and then select the highlighted reference, scroll down to the bottom of the page where all of the documents can be found.

**SPECIALIST REPORTS**

Our clients are happy to provide copies of their Arboricultural Survey and Ecology Report to seriously interested parties.

**TENURE**

The property is being sold Freehold and Free from Chief Rent

**SERVICES (NOT TESTED)**

We are advised that all mains services are available close by in Longclough Drive and interested parties are advised to make their own enquiries of the appropriate service providers.

**VIEWING**

Any reasonable time on site.

**LOCAL AUTHORITY**

High Peak Borough Council.

**FURTHER INFORMATION**

If you would like to discuss the site in more detail please contact our Land & New Homes Division on 01625 462333 or email Wilmslow@gascoignehalman.co.uk.

If you would like to discuss potential sale values for the proposed new properties please speak directly to Katie Sykes at our Glossop office on 01457 604 244.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignehalman.co.uk

**GASCOIGNE HALMAN**