

Development Opportunity Castleton Hall

Castleton, Derbyshire, S33 8WG



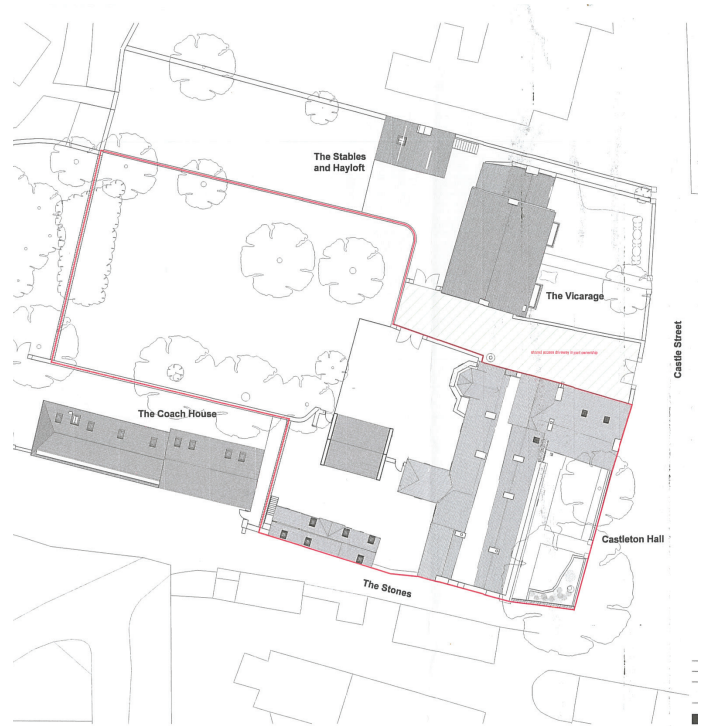
- A substantial Grade II listed Georgian Hall
- Development Opportunity within a Conservation Area
- Large 3 Storey main building of 750 sq m (8,073 sq ft)
- Picturesque village of Castleton, within the heart of the Peak District National Park
- Site Extends to 1.7 acres (0.687 ha)

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Location

The property is situated within Castleton, one of the most popular tourist villages in the Peak District National Park, within the central area of northern England. The village is well situated between Manchester, approximately 22 miles to the west and Sheffield, approximately 12 miles to the east. Other surrounding towns include Buxton, 8 miles to the south west, Chesterfield 15 miles to the south east and Derby 31 miles to the south. In addition to a number of popular tourist towns and villages within the surrounding area such as Matlock and Bakewell.

The main access to Castleton is via the A6187 which runs broadly east/west linking with Manchester via the A6 and Sheffield via the A57 and A625. The location benefits from good access to both the M1 and M6 national motorways and the wider regional network.

Manchester Airport is accessible from the A6 and M60 and is approximately 21 miles to the west.

Hope train station is 1.5 miles to the north east with the trans Pennine line connecting Manchester and Sheffield and a number of smaller stations throughout the region.

The Peak District is one of the UK's most well established tourist destinations with approximately 8.4 million visitors per year. The property is well placed to benefit from the high, all year tourism being adjacent to the popular Peveril Castle, Speedwell and Peak Caverns and Mam Tor and Kinder Scout peaks. In addition the village of Castleton has a number of public houses and attractions to cater for tourists and is a popular destination with the national park.

Description

Castleton Hall comprises a substantial Grade II listed 'L' shaped Georgian brick and stone building with a combination of timber framed sash and conventional windows and a double pitched slate roof with parapet wall to the front and central roof valley.

The property extends to include a number of out buildings to the rear, formerly used as accommodation and as a micro-brewery comprising stone façade elevations and pitched slate roofs with some roof light windows. The rear outside area includes a courtyard area and large walled garden with excellent views of the Castle and surrounding hills. It provides potential for off street parking and is accessed via a shared access road with appropriate rights of way.

Internally the property is currently in a shell condition and requires full refurbishment however has potential for the development of circa 12 bedrooms, a reception and additional ancillary accommodation. Internally the main building measures approximately 750 sq m (8,073 sq ft) over three floors and includes a range of reception rooms and service areas and has retained a number of original features.

Development Opportunity

The property provides approximately 750 sq m (8,073 sq ft) of accommodation suitable for a redevelopment to include circa 12 bedrooms. The property would be suitable for a variety of leisure uses including a boutique hotel, Inn, restaurant with rooms or residential, subject to planning and licensing consent as appropriate. The property was formerly used as letting accommodation and operated as a youth hostel.



Site

The site extends to approximately 1.7 acres (0.687 hectares). We have taken this measurement from digital mapping and therefore are unable to ensure its accuracy. We would recommend interested parties satisfy themselves as to all measurements provided.

Planning

The property is listed as Grade II and is within the Castleton Conversation Area.

We understand the property has planning permission (under application number NP/HPK/0611/0612 and 0613) and listed building consent exists to convert the building into a single residential dwelling, although we are informed planning officers have indicated they would support commercial uses such as a hotel or bed and breakfast.

All planning enquiries should be directed to Peak District National Park Authority 01629 816 200.

Rating

As the property is listed we understand that there are no business rates payable on the property whilst it is vacant. The former Youth Hostel had a rateable value of £14,000 per annum, however following any refurbishment and change of use the property would be reassessed for rating purposes.

Tenure

The property is held freehold with vacant possession.

VAT

It is believed that no VAT would be payable on the purchase, or on the conversion costs should it be converted, however interested parties should take their own VAT and Tax advice, or refer to www.hmrc.gov.uk.

Price

We are inviting offers around £500,000 for the freehold interest.



Viewing

For a formal viewing, strictly by appointment by Savills.

Savills Private Finance

Funding for this transaction can be arranged by Savills Private Finance. Please contact Russell Hall on 0161 2447797 or alternatively email rahall@savills.spf.co.uk

Contacts

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