

4, 6, 8 & 10 Dairy Close  
Hartington, Buxton, SK17 0AH



## COMING SOON

AVAILABLE for Occupation from SPRING 2024, these properties offer a wonderful opportunity to live in this highly sought after development in the renowned Peak District village of Hartington.

Each house is subject to local occupancy restrictions.

Prices will be available on release in Spring 2024.

For more information and to register your interest, please call John German on 01335 340730.



Previous plot sold on the development

John German 

A most attractive terrace of four stone faced houses, providing either 2 or 3 bedrooms, as detailed on the floor plans shown within this brochure. Each house has the benefit of double glazing, full LPG heating with combination boiler and underfloor heating on the ground floor. There are fitted kitchens with four ring hob, oven, dishwasher and fridge freezer. The family bathroom includes a bath and shower with either a separate cubicle or over bath facility. Flooring will have wood effect coverings on the ground floor with carpets to stairs, landing and bedrooms and tiled bathrooms. Outside there is off street parking with enclosed rear gardens.

Located on the sought after Peakland Grange development, built by Amos Homes, the properties are within easy walking distance of the village centre, where there are a range of shops and other facilities, and bordering open countryside with easy access to a network of footpaths. Bus services are available between Ashbourne and Buxton and intervening villages.

Please note the properties are offered at a discount to full market value reflecting that only occupiers who meet local resident restrictions may live at the properties.

**Special conditions**

Applicants will need to complete the "Local Needs Enquiry Form" issued by the Peak District. A copy of the form is available from the Agents on request. Successful applicants will need to satisfy the Local Qualification Provisions (LQP) to progress their interest in the property.

The sale provisions will also include various restrictions or covenants to protect the enjoyment of all residents at Peakland Grange.

An annual charge will apply for the maintenance of the common areas and private roads serving the development.

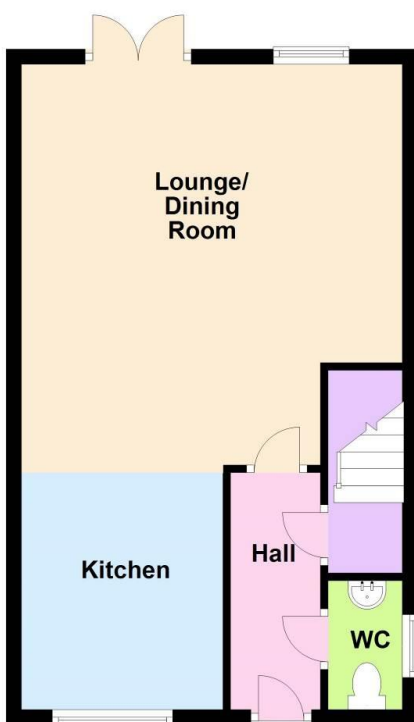


Artist Impressions of kitchens

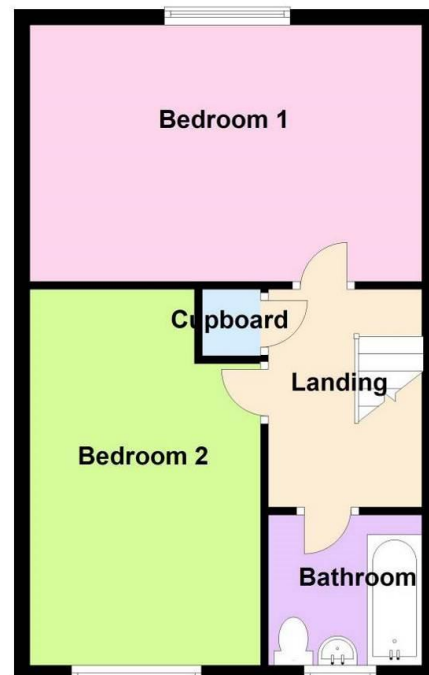


**Number 4 (Plot I -right hand end terrace) - £285,000**

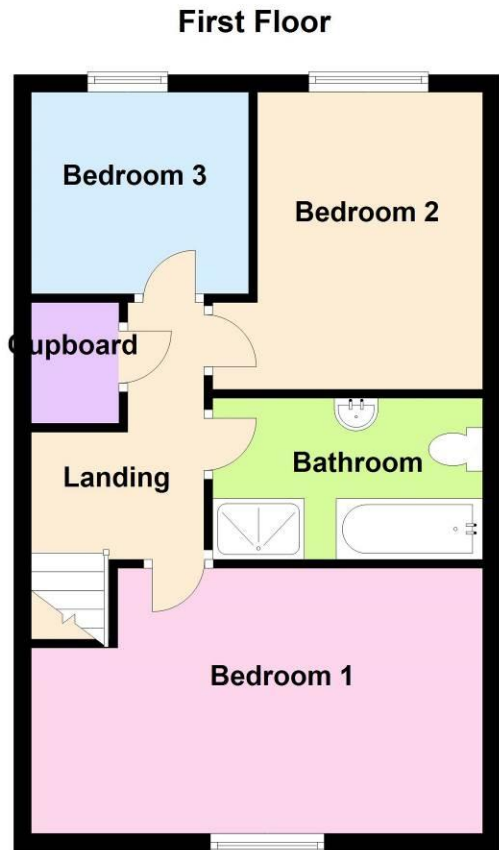
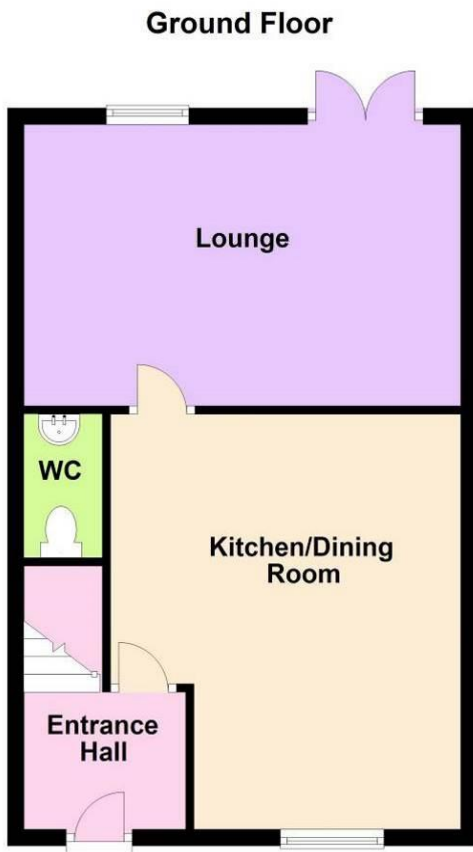
**Ground Floor**



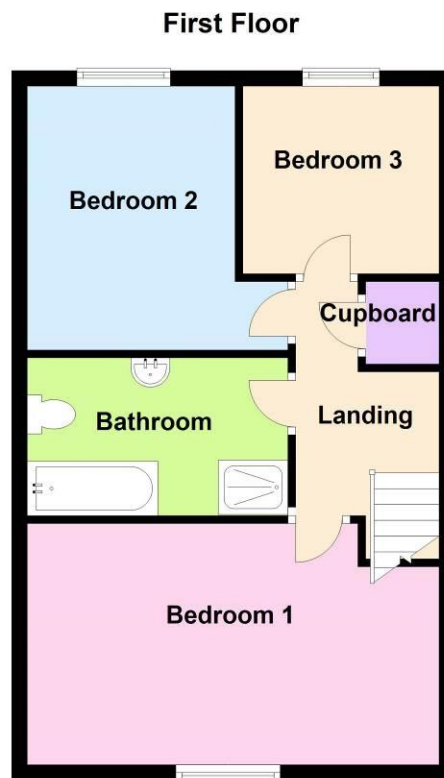
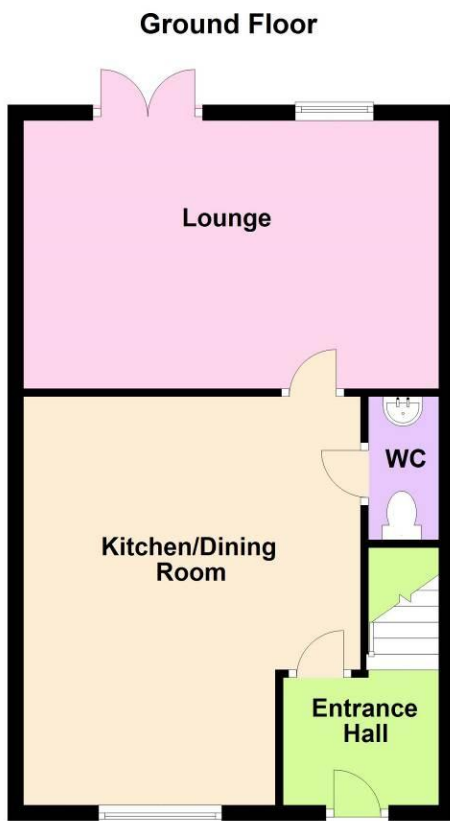
**First Floor**



Number 6 (Plot H - middle right terrace)



Number 8 (Plot W - middle left terrace)

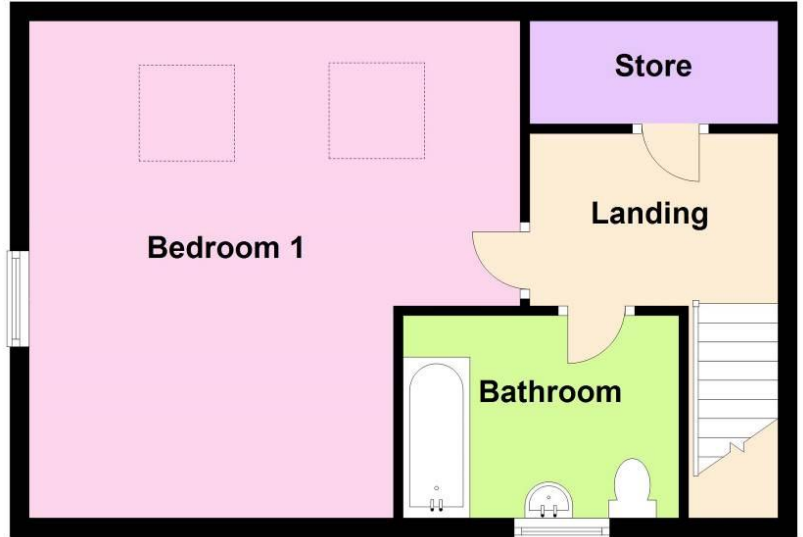


## Number 10 (Plot V - left hand end terrace dormer bungalow)

Ground Floor



First Floor



**Agents' Notes**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

**Referral Fees**

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.  
**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.  
**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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