
jordan fishwick

1 & 2 Hague School Buildings, Hague St, Glossop, Derbyshire, SK13 8NR

Development Opportunity This Grade II Listed former school house, dating back to the late 1700s, offers considerable potential for development and enjoys a delightful setting nestled 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 also been awarded a Blue Plaque, further highlighting its historic interest.
In more recent years, the property has been divided into two flats, arranged over the ground and first floors, both of which are now in need of some modernisation and improvement. Alternatively, subject to the necessary planning approvals, the building could be converted into a well-proportioned single dwelling.
The property is characterised by its attractive front façade and distinctive arched windows and is set back from the road. The ground-floor flat currently comprises a living room, kitchen, bedroom and shower room, with a similar layout mirrored on the first floor.
Outside, there are established front and rear gardens, together with a useful workshop and two garden stores.
Energy Rating: D

Auction Guide £160,000

Viewing arrangements
Viewing strictly by appointment through the agent
44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

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

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.

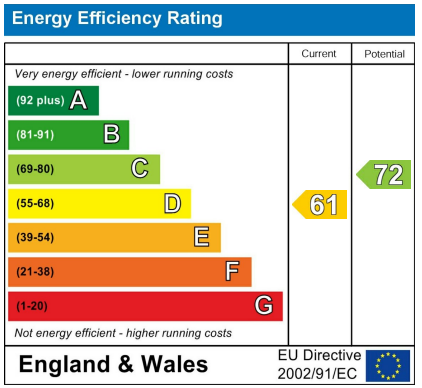
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

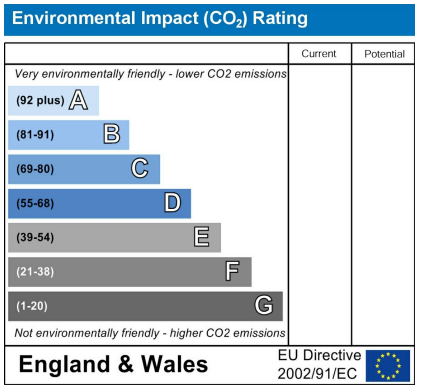
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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





Email: glossop@jordanfishwick.co.uk

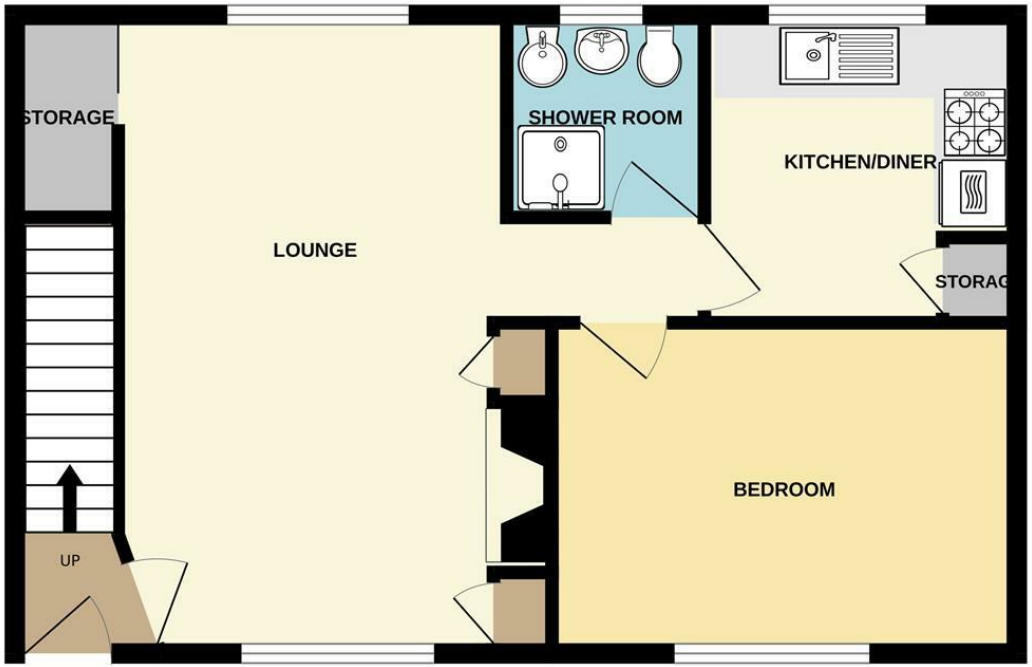








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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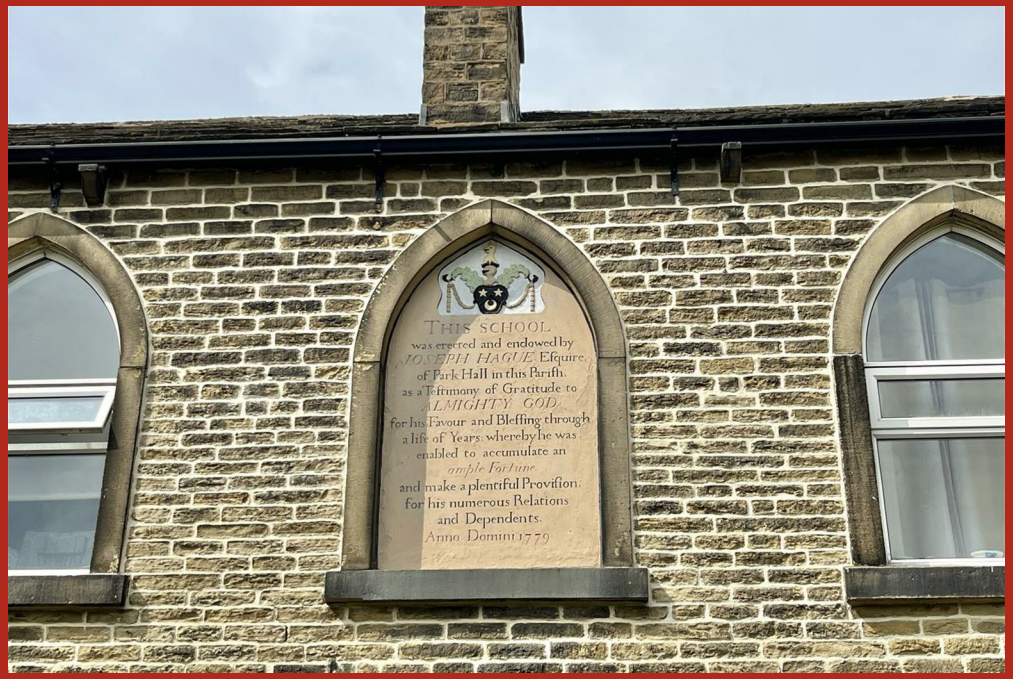
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was erected and endowed by
JOSEPH HAGUE Efquire
of Park Hall in this Parifh
as a Teftimony of Gratitude to
ALMIGHTY GOD
for his Favour and Bleffing through
a life of Years: whereby he was
enabled to accumulate an
ample Fortune
and make a plentiful Provifion
for his numerous Relations
and Dependents
Anno Domini 1779