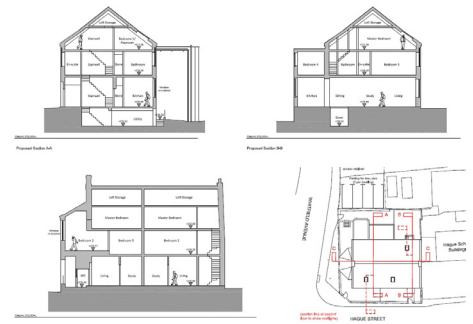
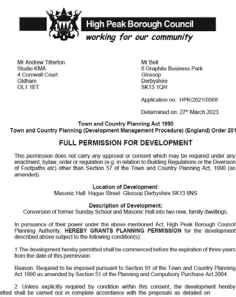




Masonic Hall Hague Street Glossop SK13 8NS

**5,500
SQ.FT**



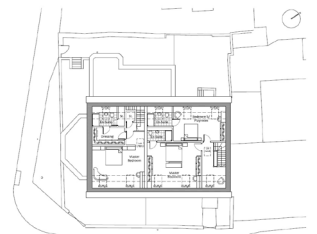
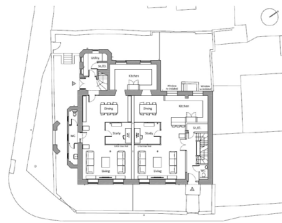
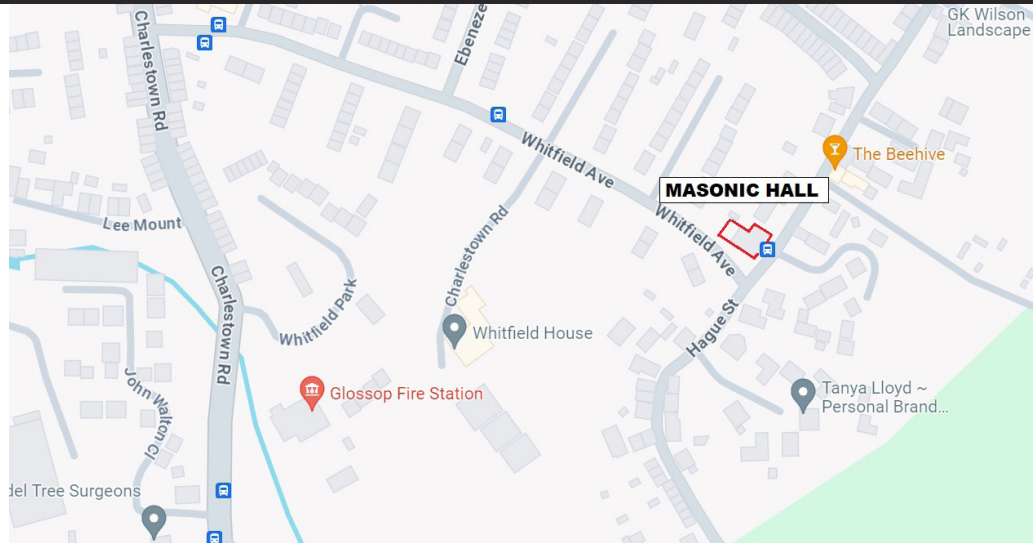
- Former Sunday School & Masonic Hall
- Full planning for conversion to 2 dwellings
- Planning application no: HPK/2021/0568
- Date of Decision: 27th March 2023
- Existing building size 3,650 Sq.ft/350 Sq.m
- Dwelling 1: 2,637 Sq.ft/245 Sq.m - 3 floors.
- Dwelling 2: 2,863 Sq.ft/266 Sq.m - 4 floors.
- Each dwelling benefits from 2 car spaces

Location

The property is located at the corner of Hague Street and Whitfield Avenue and opposite to Hob Hill Meadows.

The Masonic Hall is located close to the centre of Glossop and a short drive to Glossop train station.

- M60 Motorway: 5 miles.



Description/Accommodation

The Masonic Hall was originally built as the Wesleyan Sunday School, the present building dating from 1885, with a 20th century cantilevered projecting open porch bay at the southern end and a hipped slate roof. The building is architecturally distinctive with rusticated quoins, raised storey bands and shaped lintels.

Dwelling No. 1: Ground Floor - Living, Dining, Kitchen, Study, Utility Room, WC, Store and Cloak.

- First Floor - 2 x bedrooms with en-suite bathroom, 1 x bedroom and family bathroom and store.

- Second Floor - 1 x bedrooms with en-suite bathroom & dressing room.

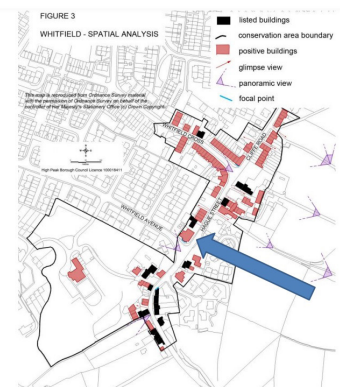
Dwelling No. 2: Basement Floor - Utility Room.

- Ground Floor - Living, Dining, Kitchen, Study, Utility, WC, Store and Cloak.

- First Floor - 2 x bedrooms with en-suite bathroom, 1 x bedroom and family bathroom and store.

- Second Floor - 2 x bedrooms with en-suite bathroom.

- Each dwelling includes 2 no. in curtilage car parking spaces.



Rateable Value

Rateable value: £5,800.
Small Business Rates Multiplier 2023/24: 49.9p.
100% SBRR available - Nil payable business rates.
Interested parties are advised to make their own enquiries with High Peak Borough Council - 01298 28400

Tenure

We understand that the property is Freehold.
Title Number: TBC.

Price

£400,000 SUBJECT TO CONTRACT.

VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Conditions

Subject to Contract.

Planning

The property benefits from full planning consent for the conversion of the former Sunday School and Masonic Hall into two new, family dwellings.

Application no: HPK/2021/0568.
Determined on: 27th March 2023.

Planning docs include: Site plan, Location plan, Design & Access Statement, proposed plans/elevations, Heritage Statement, Decision Notice.

Utilities

Mains services are available including gas, electricity, water and drainage.

EPC Rating

A cop of the EPC is available from Agents MBRE upon request.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe 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. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MAY 2024.