

Peak District National Park Hotel Development Site

**The Heritage Hotel
Development Site**

**Rock Mill Business Park
The Dale
Stoney Middleton
Hope Valley
S32 4TF**

- Development site with detailed planning consent for a 71 bedroom hotel
- Situated within the historic village of Stoney Middleton
- Located just 3.5 miles from Chatsworth House
- Proposed high-end 4* offering



Location

Located on 'The Dale' (A623), to the western edge of Stoney Middleton, an historic village in the heart of the Peak District National Park. The A623 is the principal route through the National Park and accordingly the site benefits from significant levels of passing traffic. The immediate surrounding area is characterised by ancient woodlands and open countryside. The hotel site is within a limestone gorge and woodland protected by Natural England as an SSSI. The site is situated within 3.5 miles of Chatsworth House, an increasingly popular tourist attraction for both domestic and overseas visitors which receives almost 650,000 visitors annually. The location will take advantage of:

- Popularity of the Peak District National Park, which receives 8.75 million visitors each year, with an approximate visitor expenditure of almost £550M.
- Chronic undersupply of hotel bedrooms in the Peak District National Park (No new hotel in 66 years).
- Main road location (principle route through Park).
- Proximity to all principal attractions. Chatsworth House and Bakewell 8 minutes away.
- Nationally recognised cycling routes, walking routes & trails, dramatic climbing crags and caving sites.

The Site

The site extends to approximately 0.643 hectares (1.5 acres). There are some small industrial units on site which will need to be demolished to accommodate the development.



Accommodation

The hotel *(as proposed) will be a 4* high-end offering within a new-build mill-style building. There will be 71 bedrooms on three upper floors whilst the ground floor provides the main hotel reception, bar and meeting / function room plus a separately accessible 100 plus cover restaurant which could be operated as part of the hotel business or alternatively under separate management.

Bedroom options as proposed:

30 x standard double rooms; 23 x flexible / family rooms; 12 superior mini suites; 6 x executive rooms incorporating mezzanine levels.

Planning Permission

The site has a detailed planning consent for the proposed development, for immediate start.

Planning authority: Peak District National Park Authority

Office code no: NP/DDD/0713/0582

Date received: 08 July 2013

Proposal: Re-Development of Business Park to create – heritage centre with craft shop / café, with associated retailing, two tied worker accommodation units, tourist accommodation space, training room / community facility, café and office space.

Tenure

We are advised that the property is held freehold.

Services

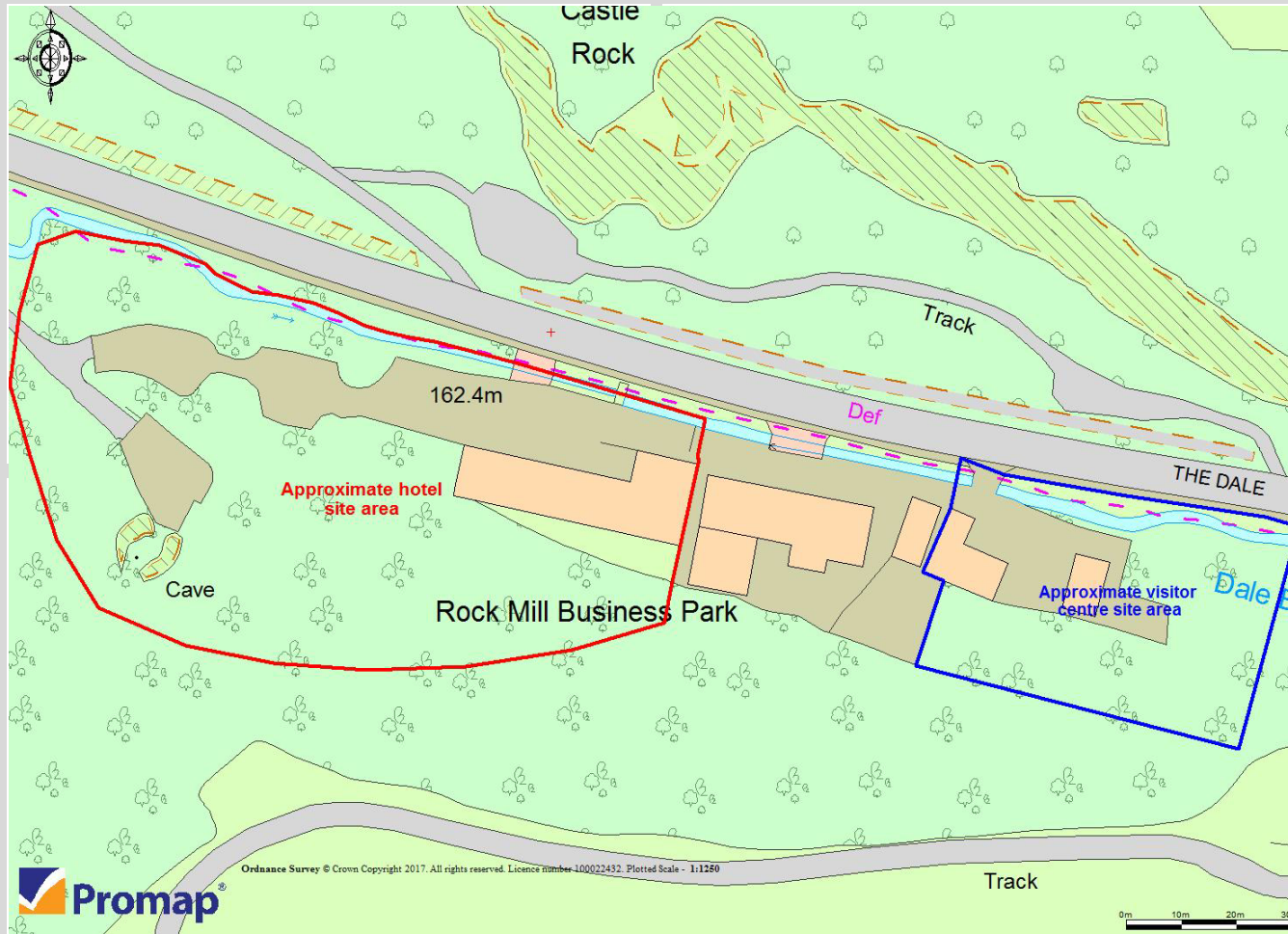
We are advised that all mains services are available.

VAT

We advise prospective purchasers to make their own enquiries in respect of VAT.

Proposal

Offers are invited for the freehold interest. A guide price is available on application.



Viewing and Further Information

Further information, including copies of the relevant planning permission documents are available from the sole selling agent. The available information is provided in good faith but without warranty or liability includes legal title, Section 106, indicative floor plans and elevations. Viewings strictly by appointment with the sole agents, Sanderson Weatherall:

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