



SPACEPAD

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Sunnybank, Upper Padley,
Grindleford

For Sale

**Land For Sale £525,000 / Land with design and build option:
price to be negotiated**

- Large Building Plot
- With Planning Permission
- Freehold
- Approx 1 1/2 Acre
- Proposed Accommodation approx 4500 sq.ft.
plus store/stable/workshop
- Spectacular Setting
- Panoramic Views
- Full project design and
build option available

This is an exceptional opportunity to purchase a large building plot, in a truly spectacular setting with panoramic views over the Hope Valley, extending to in excess of 1 1/2 acres including planning permission for a large prestigious country residence and store/stable/workshop with abundant space for outdoor entertaining.

The approved planning comprises of proposed accommodation which extends to approximately 4500 sq.ft. which includes a broad entrance hall, rear lobby, shower room, drawing room, garden room, day room, large living kitchen with dining room and utility room.

First floor: large galleried master bedroom with en suite bathroom, two further double bedrooms, both with en suite shower rooms.

Second floor: two further double bedrooms with ensuites. Outside: double garage and extensive grounds. At the bottom of the garden area is planning permission for a store/stable/workshop.



artist impression

**CALL 07971 415787
FOR FURTHER DETAILS**

IN ASSOCIATION WITH

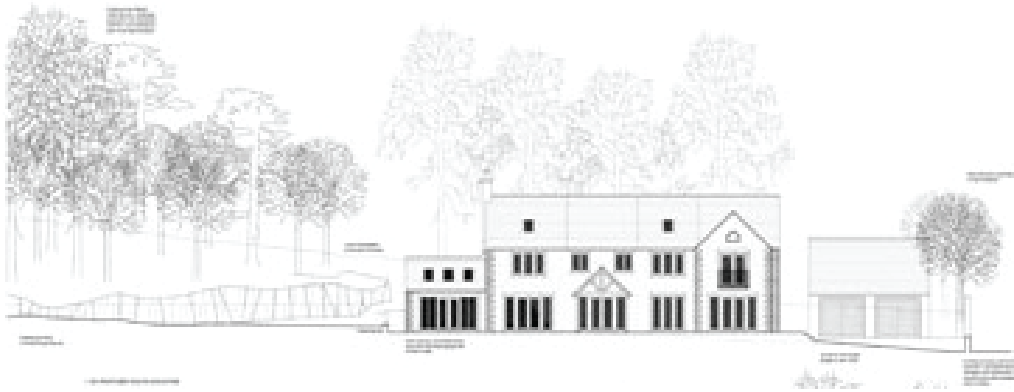
Vincent Steele Surveyors Ltd



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Important notice:
These particulars are for
illustration and
general guidance only.

LOCATION

Occupying 1.5 acres, or thereabouts, this is a rare opportunity to acquire what must be one of the last building plots in Hope Valley, lying at the top of Upper Padley, below Millstone Edge has breathtaking panoramic views over the valley floor towards Eyam Moor, Stoke Wood and round to Froggatt and Curbar Edge. It is approached from the main road, down a long country lane, in an idyllic and peaceful location surrounded by spectacular scenery. Close to Grindleford Station which provides frequent rail services to Sheffield and Manchester City Centres. It is approximately half a mile from the main road and approximately one mile from the village of Grindleford. Grindleford has a local village store, post office, veterinary surgery, popular public house, the notorious Maynard Arms and excellent village junior school which leads to the renowned Hope Valley College in Hope.

Approximately 10 miles to the south of Sheffield City Centre and within easy access of Bakewell and also Chesterfield.

PLANNING PERMISSION

Detailed planning consent for the erection of a single dwelling and store/stable/workshop occupying approx 4,500 ft² (418m²), was granted under reference NP/DDD/0605/0611 dated 16 June 2005.

Copies of the planning consent are available on request.

SERVICES

The purchaser should make their own enquiries as to the availability of the appropriate service supply companies.

**VIEWING: COPIES OF THE PLANS
ARE AVAILABLE, FOR FURTHER
DETAILS AND ALL ENQUIRIES CONTACT**



VINCENT STEELE on 07971 415787
or email post@spacepad.co.uk