



Manchester House, Bridge Street, Bradwell

Hope Valley, S33 9HE

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 (jamsold). The auction is now live until 1pm on 26th May.

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Ideally positioned in the centre of this popular village, the property benefits from convenient access to local shops, village amenities, and the stunning Peak District



- For Sale by Modern Auction – T & C's apply. Auction live until 1pm 26th May
- The Modern Method of Auction
- Online bidding available
- Freehold, Vacant possession
- Subject to Reserve Price
- Fixed Timescales for Exchange and Completion
- Buy with Finance
- Buyers fees apply
- View, Bid & Buy
- BID ON ME



countryside.

The ground floor offers a ready-made business opportunity, fully equipped for hairdressing, with scope for other commercial uses, and includes an entrance hall, cloakroom/WC and a kitchenette. The space is enhanced by sash windows throughout, providing ample natural light while retaining its character. The property benefits from three-phase electrics. There is underfloor heating throughout the ground floor and an acoustic ceiling.

The first floor features an apartment with high ceilings and pleasant views across the village. Although it requires completion, it presents excellent potential for further development or personalisation.

Externally, the property provides off-road parking for one vehicle.

This is an ideal opportunity for an investor or developer seeking a mixed-use property with scope to enhance the residential accommodation.

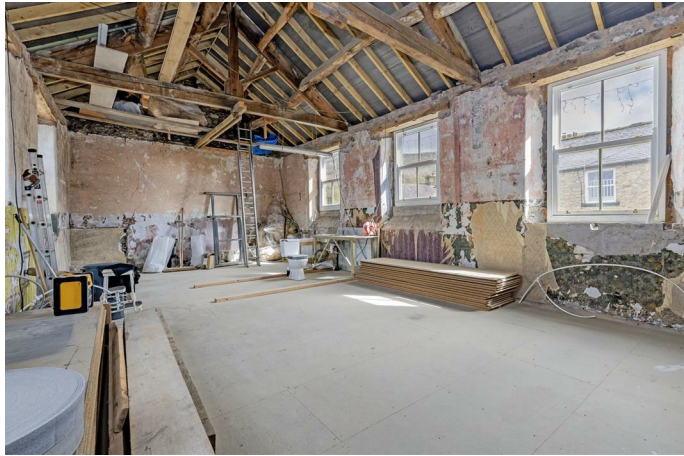
Offered to the market with vacant possession.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







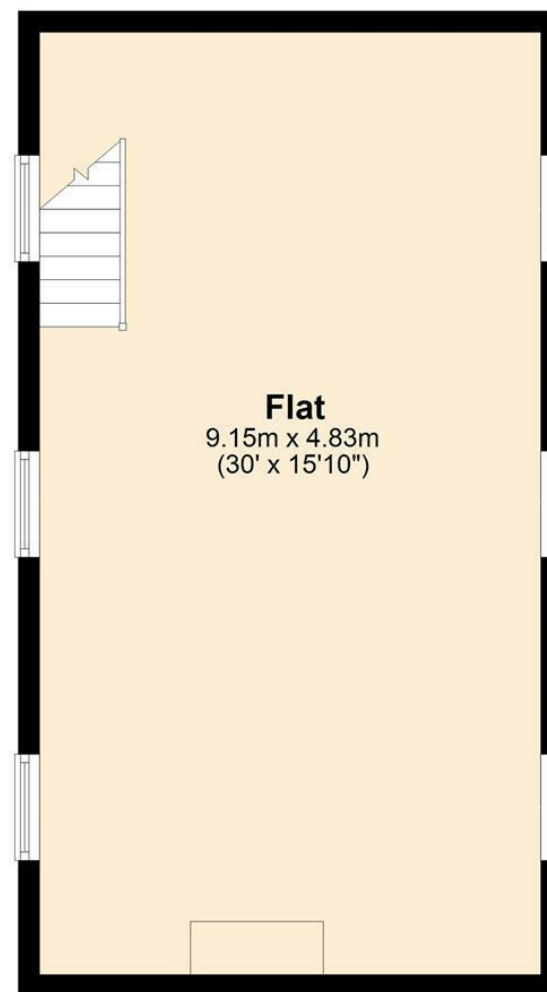
Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 83.6 sq. metres (900.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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