

TO LET

Fully Repairing and Insuring
Two Areas of Open Land
Available Separately or Together

Land at Darlton Quarry
The Dale, Stoney Middleton



LAND AT DARLTON QUARRY



Land at Darlton Quarry, The Dale, Stoney Middleton, S32 4TF



The Land at Darlton Quarry consists of two separate plots, the first of circa 7.26 Acres open land, the second of circa 2.77 Acres open land.

- Parcel 1 - 7.26 Ac (2.94 Ha)
- Parcel 2 - 2.77 Ac (1.12 Ha)
- Open Land
- Various Uses Considered (Subject to Planning Permission)



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Approximate Travel Distances



Locations

- Stoney Middleton 0.9 miles
- Eyam 0.5 miles

Sat Nav Postcode

Access 0.5 miles west of S32 4TF

Location

The land is located to the south side of the A623, The Dale, between Stoney Middleton and Eyam, providing direct access to the East and West of the Peak District. Access is taken via a driveway to the west of the B6521, leading to Eyam from The Dale which is secured by gates and fences.

Description

The drive leads to an open clearing which would form a common entrance for tenants. A gate and track continues from here to provide access to both parcels of land.

Parcel 1 consists of 7.26 Ac (2.94 Ha) of open land which is largely enclosed within a disused quarry. At the entrance are two disused buildings and a parking area. Services have been disconnected, but previously provided water, power and heating.

Parcel 2 is formed of two connected areas, extending to 2.77 Ac (1.121 Ha) in total. The land is more level and so may suit a range of uses, subject to planning.



Nearest Stations

- Grindleford 4.5 miles



Nearest Airports

- Manchester 29.5 miles

Uses

Proposals for various uses will be considered, including leisure, storage or other. Tenants will be responsible for applying for and satisfying planning requirements for their intended use.

Rental Price

The parcels are available separately or together. Offers are invited.

Tenure

The premises are available to let by way of a new lease on full repairing and insuring terms. The matter of reinstatement will be dealt with as required.

Business Rates

The tenant will be responsible for payment of any applicable business rates.

Services

It is understood that no services are currently available to either parcel.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

Service Charge

A service charge may be levied to cover the cost of maintaining, renewing and repairing any common areas.

EPC

We understand that premises are exempt from EPC requirements.

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



Please Note

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