

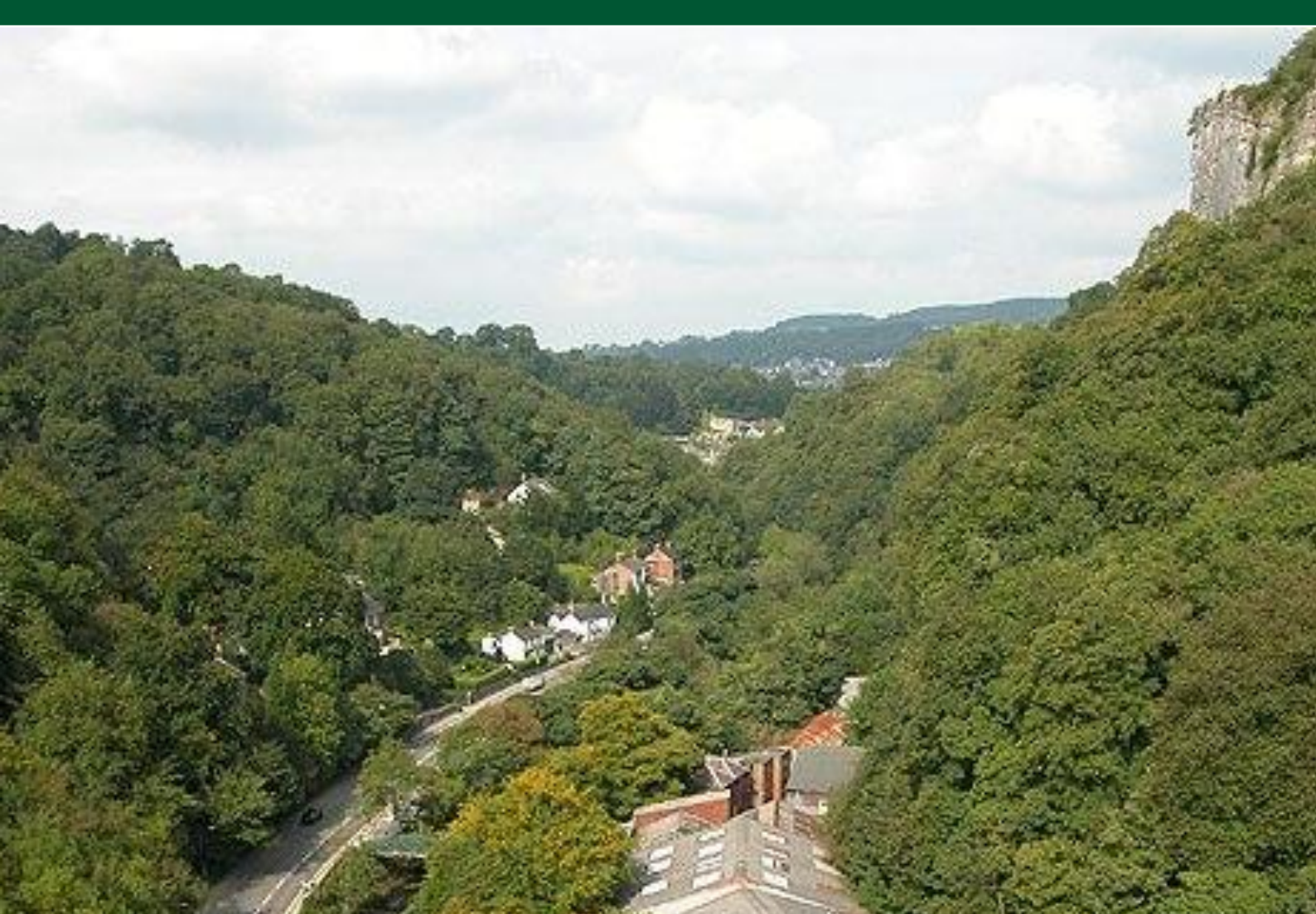


Chartered Surveyors

High Tor Colour Works

Matlock Bath, Derbyshire, DE4 3PT

For Sale: Offers Invited



Residential Development Opportunity

- Range of redundant Industrial Buildings Totalling Some 4500 m² (48,000 ft²)
- Site Area – Circa 4 Acres

High Tor Colour Works,

Matlock Bath, Derbyshire, DE4 3PT

Location

The works are situated adjacent the east bank of the River Derwent immediately to the north of Matlock Bath.

Access is derived from a single track metalled road off the main approach to Matlock Bath Railway Station, which is directly served from the A6.

Planning

The site lies within the Matlock Dale Conservation Area and is an important Geological Site.

There has been informal discussion with Derbyshire Dales District Council Planning Department regarding development potential without final conclusion. For further details contact sole agent.

Tenure

Freehold. The property will be sold with vacant possession.

Special Notes

1. The Freehold includes ownership of a footbridge over the River Derwent and Dale Road (A6) together with parking bays off Dale Road being the former works staff entrance and parking. We understand that the freehold also includes the whole of the river bed for most part, together with Riparian Rights.
2. Heights of Abraham (Matlock Bath) Ltd have reserved rights in respect of the cable car that pass over the site there will be a restriction on any development within 10m either side of the centre line of the cables.
3. The sale will be subject to a restriction relating to leisure use – detail by negotiation.

Method of Sale

We are inviting expressions of interest and our client is prepared to offer a sale by way of conditional contract, that maybe subject to the Purchaser

obtaining satisfactory Planning Consent for development or alternative use.

Price

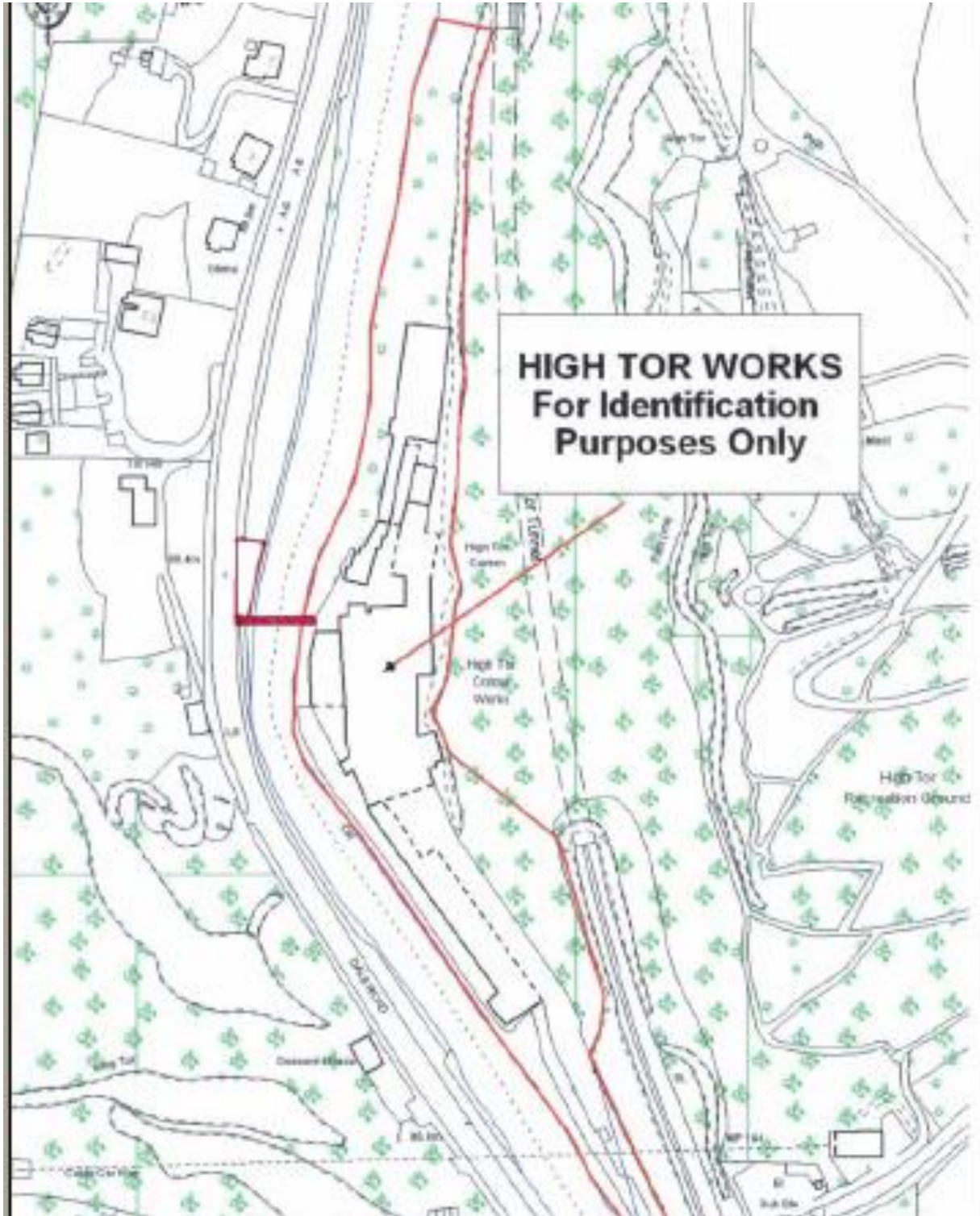
Offers for the freehold are invited.

Viewing

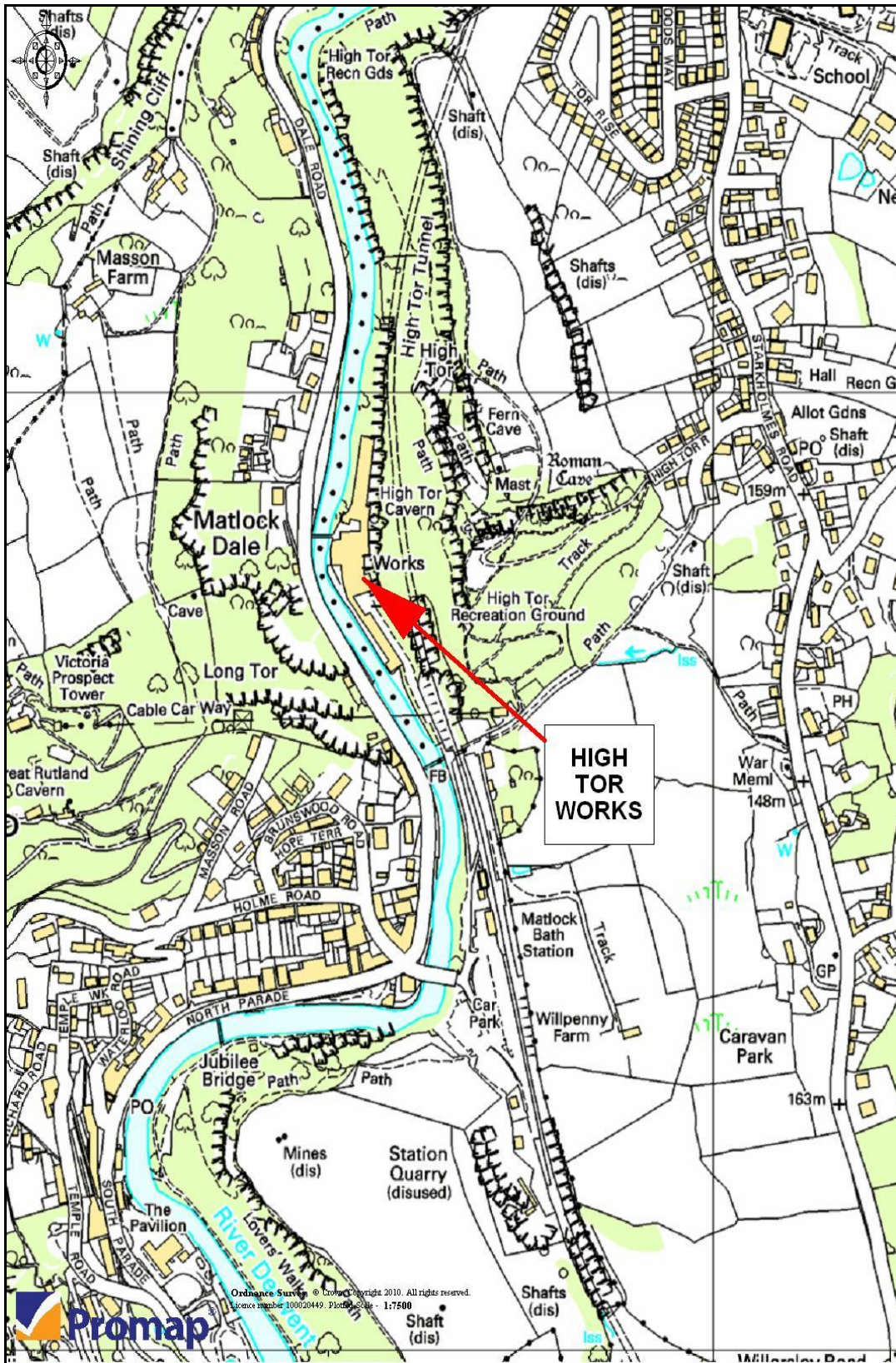
Strictly by appointment with sole agents, Milner Commercial Chartered Surveyors.

Contact – **Peter Milner**
phm@milnercommercial.com
01332 734 734

Site Plan



Location Plan



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