



Disclaimer  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management

Timothy A. Brown Limited, Reg. in England and Wales No. 8809349

Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

## Staden Grange

Staden Lane, Buxton,  
Derbyshire SK17 9RZ

Selling Price: £1,500,000

- An 'easy to run' lifestyle business with 4 income sources, with vast scope for further development
- Biomass Boiler – Offered under the Renewable Heating Incentive Scheme – Payments are due of approximately £20,000 per annum - Index linked for the next 14 years
- Selling due to retirement
- Freehold business
- Set on the outskirts of the spa town of Buxton on the edge of the Derbyshire Peak District National Park
- Popular tourist attractions close by



FOR SALE BY PRIVATE TREATY (Subject to contract)

Guest house with up to 17 rooms, 16 with en-suites, 5 bed-roomed owners' annexe, 30 pitch campsite (5 glamping pitches), former animal petting farm which could be reinstated or used as further paddock for camping/caravan pitches (subject to necessary local planning consents), Café with 30 covers, all of which is set within 6 acres, for sale freehold.

- An 'easy to run' lifestyle business with 4 income sources, with vast scope for further development

- Biomass Boiler – Offered under the Renewable Heating Incentive Scheme – Payments are due of approximately £20,000 per annum - Index linked for the next 14 years

- Selling due to retirement

- Freehold business

- Set on the outskirts of the spa town of Buxton on the edge of the Derbyshire Peak District National Park

- Popular tourist attractions close by

- Business comprises: café, former animal petting farm which could be reinstated or used as further paddock for camping/caravan pitches(subject to necessary local planning consents), camping and glamping site, guest house with up to 17 en suite bedrooms, some having kitchen facilities and 5 bedroom owners annexe attached

Location

Staden Grange guest house, campsite and former animal petting farm which could be reinstated or used as further paddock for camping/caravan pitches, is set in six acres of farm, woodland and gardens with Peak District views to all sides, yet just 1.5 miles from Buxton town centre.

Buxton, home of Buxton Water, is a thermal spa town nestled in the centre of the beautiful Peak District and the UK's oldest National Park. With its stunning ornamental gardens and world-famous Georgian and Victorian architecture, which provides an impressive backdrop to a rich and vibrant range of music, theatre and festivals, it is not surprising the town is one of the most popular tourist destinations in the region. You will also find a wealth of independent shops, cafes, bars and restaurants, natural wonders such as Poole's Cavern, relaxing spas, attractions such as Buxton Opera House, Go Ape, Buxton Raceway and two golf courses. There really is something for everyone.



Staden Grange is situated in a rural setting, yet a convenient location just outside the popular spa town of Buxton. The property has good access onto the A6 providing quick connection to the road network leading to the Buxton (1.5 miles), Bakewell (12.5 miles) and Macclesfield (12.5 miles) away and the cities of Sheffield and Manchester being approximately 26 miles and 27 miles respectively. The property is situated in a picturesque rural setting just outside the Peak District National Park with views overlooking the surrounding open countryside. The property is within short distance from a full range of amenities that can be found in Buxton including primary and secondary schools, supermarkets, high street shops, restaurants, public houses and a theatre. The market town of Buxton is entering a renaissance with near completion of a circa £50 million restoration of Buxton Crescent which it is suggested will put the town back on the map as England's leading spa town. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area and across the Peak District National Park, excellent for those who enjoy the outdoors.

The property

The property was originally a farm dwelling which has been renovated in recent years to create a wonderful guest house. Constructed of local stone under a slate roof and laid out in a horseshoe formation, with masses of tarmacadam courtyard parking. Internally there is a reception hall with stairs and doors to residents lounge with bar servery and a separate dining room with covers for 30 with three w.c.'s, one with baby changing facilities. Completing the ground floor is a private lounge, catering kitchen, stores and laundry with tool store.

At first floor level there is a landing with doors to 7 bedrooms with en suites, one of which is used as the 'honeymoon' suite, having a 4 poster bed and large en suite bathroom, with ball and claw foot bath. In addition to the above accommodation, there are a further 11 en suite bedrooms, two of which have self catering kitchens. Furthermore is the attached annexe offering the two storey owners cottage which consists of 5 bedrooms, 2 bathrooms, kitchen and lounge. Subject to any consents being received, there is potential to increase the number of letting units on site.

The accommodation is being sold fully equipped ready for trade to continue, and the properties are fitted out to a good standard. There is potential to convert the 5 bedroom owners annexe into two self contained letting units, subject to any consents being received.



External

Set within a sprawling six acres blessed with stunning views, the three other income stream businesses include:

- Purpose built café with 30 covers.

- Campsite with pitches for 30 tents with electric hook up, 5 of which are glamping pitches. Male and female shower/w.c. block.

- Former animal petting farm - income generating 'petting farm' with its own private parking area and children's play corner which could be reinstated or used as further paddock for camping/caravan pitches(subject to necessary local planning consents).

Tenure

The property is to be sold freehold with vacant possession, fully equipped as an operational entity with entity with inventory.

Services

We are advised that the premises is supplied with mains water, electricity, mains drainage and a biomass boiler provides central heating to the guest house, letting bedrooms, owners accommodation and café.

TENURE : The property is to be sold freehold with vacant possession, fully equipped as an operational entity with entity with inventory.

SERVICES : We are advised that the premises is supplied with mains water, electricity, mains drainage and a biomass boiler provides central heating to the guest house, letting bedrooms, owners accommodation and café.

LOCAL AUTHORITY: High Peak Borough Council

VIEWING : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

TAX BAND: A

DIRECTIONS: From Buxton, proceed out of the town on the A515 for approximately 0.75 miles, then turn left onto Staden Lane. Proceed for approximately 250 metres going over a small hump backed bridge, turn immediately right onto an unmade road. You will find Staden Grange approximately a third of a mile up this lane.



NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIIONS ACT

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
2. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to view.
3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition of operation.
5. These particulars do not constitute part of any offer or contract.
6. The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
7. The date of this publication is **October 2021**
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

