



**LAND AND BUILDINGS  
15 WATER LANE  
CROMFORD  
DERBYSHIRE DE4 3QH**

**A village commercial/development site with vast potential for a number of purposes, subject to appropriate planning consents and approvals.**

Situated off the centre of a bustling village, which boasts numerous local shops and facilities the premises provide potential for a number of purposes. Cromford is now part of the Derwent Valley Mills World Heritage Site and renowned for its connection with the Arkwright dynasty around the times of the industrial revolution. It also nestles within the Derwent Valley, just outside the Peak District National Park which continues to serve a thriving tourist trade and local community alike.

The site comprises a roadside car park together with a collection of stone buildings, some more modern all interconnecting or adjoining towards one end of the site. The buildings are presently used as storage for a neighbouring basket ware company but offered with vacant possession. Other historic uses are allied to the auto trade and it is established the use in planning terms is classed currently as Sui Generis.

Planning consent for any change of use has not been applied for, although it is believed the balance of buildings and car parking may prove suitable for business, workshop or retail premises.

## Photo Gallery



### Accommodation

The buildings presently comprise a two storey stone built workshop / store with an attached flat roof garage, all linked to a smaller cottage style building and adjacent more modern double height garage.

### Location

Cromford is a well regarded village which boasts a thriving market place with public houses, restaurants / cafes and independent shops and galleries. Tourism is well catered for with the Cromford Canal, Cromford Mill and the surrounding countryside.

Nearby Matlock is a historic spa and county town of Derbyshire, situated on the south eastern edge of the Peak District and within the Derbyshire Dales. The town, intersected by the River Derwent, is overlooked by Derbyshire countryside and the famous Riber Castle. The centre contains a broad range of retail outlets serving the resident population and tourist visitors and is subject to ongoing investment, most recently M & S Food Hall. The town also hosts the Derbyshire County Council headquarters. Located south west of Chesterfield, the town has good road & rail links to the cities of Derby (19 miles), Sheffield (20 miles) and is broadly 30 miles equidistant from Nottingham & Manchester.

### Business Rates

The Valuation Office lists the property as Workshop and Premises with a Rateable Value of £7,908 effective 1<sup>st</sup> April 2017.

### Energy Performance Certificate (EPC's)

An EPC will be made available on request.

### Asking Price

**£475,000**

### Tenure

Freehold.

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

### Legal Costs

Each party is to bear their own costs.

### VAT

To be confirmed.

### Directions

From Matlock Crown Square, take the A6 south to Cromford turning right at the Crossroads. Turn second right into Water Lane and the site can be found on the left hand side, identified by the agents For Sale board, opposite the pond.

**Viewing and Further Information:** All enquiries to 01629 580228 / [commercial@fidler-taylor.co.uk](mailto:commercial@fidler-taylor.co.uk)

**[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)**

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.