

# The Royal Hotel

Market Street, Hayfield, Peak District, SK22 2EP

**FOR SALE**

Guide Price £575,000 + VAT

15 London House, Swinfen's Yard, Stony Stratford, Milton Keynes



01908 731 320

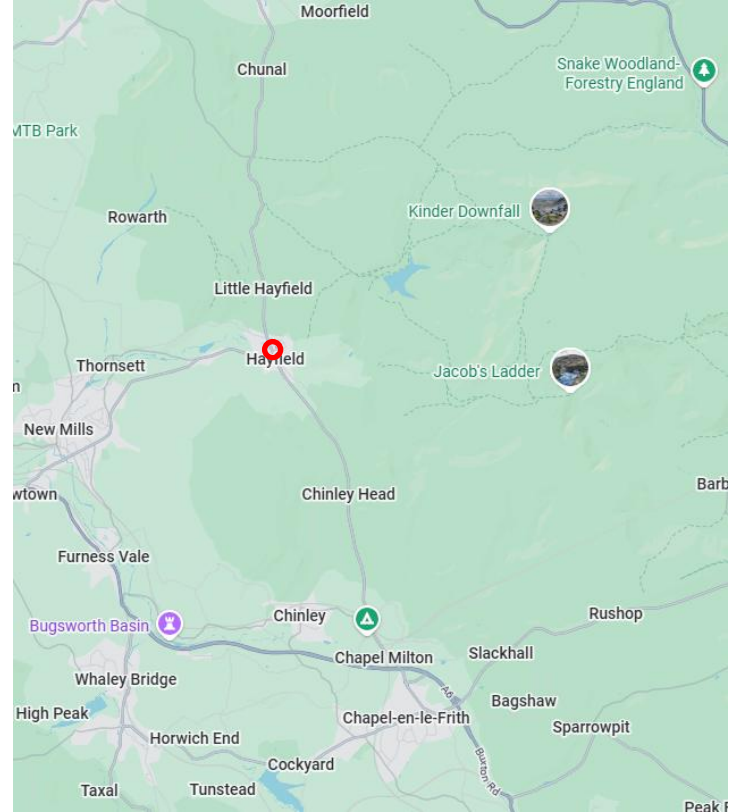
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# Site Location

## SITE LOCATION



BOUNDARIES APPROXIMATE – PLEASE CHECK TITLE PLAN FOR EXTENTS



# The Property

## THE PROPERTY

### Opportunity

The Royal Hotel is a prominent, detached building which sits on a plot measuring approx. 0.6 acres in the village of Hayfield, on the western edge of the Peak District. The premises is available freehold with vacant possession.

### Location

The property is located in the centre of the village just off Church Street. The River Sett flows along the western boundary, the village war memorial can be found to the north and Hayfield Cricket Club to the south. Hayfield is located approximately 12 miles east of Stockport and situated on the Chapel Road (A624) between Glossop and Chapel-en-le-Frith.

### Arrangement

The principal building is three storeys dropping down to two storeys and is stone construction under a slate roof. The left hand part of the building comprises the bar servery and adjoining wood panelled bar areas at ground floor. A large open function room is laid out across the ground floor to the right hand side of the building. A large commercial kitchen and other back of house rooms are located to the rear within a single storey extension.

At first floor there are six letting rooms (4 ensuite, and two arranged as family suite with a shared bathroom). Further ancillary rooms (linen/laundry) and a two bedroom manager's flat complete with a kitchen are also available.

A two storey outbuilding is situated within the grounds, with garaging at ground floor and a single room above.

The property benefits from a large customer car parking area which is currently informally marked but could accommodate approximately 50 vehicles. A modest trade patio is located to the front of the building, providing an alfresco style seating.



# Sales Information

## SALES INFORMATION

### Premises Licence

Please contact us for a copy of the premises licence.

### Rates

The property is situated in an area administered by High Peak Borough Council. The 2023 Rateable Value has been assessed at £38,000 with the Rateable Value being £48,000, effective 1<sup>st</sup> April 2026.

### Trade

The property is currently closed and is available with vacant possession. As a result, no trade is warranted or sold.

### Planning

The property is Grade II listed and lies within the Hayfield Conservation Area.

It may be suitable for alternative commercial or community uses subject to obtaining the necessary planning consents.

The property is a designated Asset of Community Value.

### Services

Prospective purchasers should speak with relevant utility companies to confirm the types of connection.

### VAT

VAT will be applicable at the standard rate for commercial properties.

### EPC

The property has a "B" EPC rating. A copy of the energy performance certificate and associated recommendations report is available upon request.

### Tenure

The freehold is available for sale.

The Title No. is DY235826. We understand that there is a right of way afforded to Hayfield Cricket Club.

### Freehold Purchase Terms of Sale

The Vendor has never occupied nor traded from the Property which forms part of the Seller's large tenanted estate. The Vendor does not therefore provide replies to CPSEs or other similar standard pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the Property or the transaction.

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £10,000 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title, assuming any issue raised
- cannot be covered by title indemnity insurance, or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

### Viewings

The Vendor's agents will be carrying out open viewing days in order accommodate visits.

# Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

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**Important notice**

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.