



The Waterloo, Taddington, Buxton, SK17 9TJ

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The Waterloo offers a rare and exciting opportunity to purchase a sizeable public house in a prominent location near Taddington, Derbyshire. The venue has been a successful and busy public house for many years and has a large function room used most recently as a music venue. The property also has a number of former letting rooms on the first floor, with scope to develop this side of the business. The Waterloo is not currently open.

The property occupies a particularly prominent position on the side of the A6 and offers significant scope for a number of commercial uses (subject to consents). The property also has potential for redevelopment for commercial or residential purposes (subject to consents).

The site as a whole extends to 3.48 acres including a large tarmac car park / yard with excellent access to the highway. The remainder of the site is grassland together with stables to serve it.

Offers Over £500,000

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- Six Bedroom Public House
- Adjoining Garage
- Prominent Location
- Stable Block
- 3.48 Acres of Land

Directions

Situation	Store 7'8" x 7'1" (2.34m x 2.18m)	Adjoining Boiler Room 7'11" x 6'5" (2.42m x 1.96m)
Description - The Waterloo	Stairs giving access to First Floor Landing	Adjoining the property is the following:-
Front door into porch	Living Room 23'11" x 15'1" (7.31m x 4.62m)	Timber and Sheeted Lean Too 36'7" x 50'6" (11.17m x 15.41)
Porch	Bedroom One 13'3" x 11'10" (4.05m x 3.63m)	Timber and sheeted Stable Block comprises the foll
5'7" x 4'10" (1.71m x 1.49m)	Bedroom Two 12'9" x 11'9" (3.89m x 3.59m)	Stable 9'8" x 11'9" (2.96m x 3.59m)
Bar	Bedroom Three 15'5" x 13'6" (4.72m x 4.13m)	Stable 9'8" x 11'9" (2.96m x 3.59m)
30'8" x 12'9" (9.36m x 3.89m)	Further Hallway leading to:	Further Incomplete Stable 9'8" x 11'9" (2.96m x 3.59m)
Snug	Bedroom Four 10'11" x 13'5" (3.34m x 4.11m)	Further Incomplete Stable 9'8" x 11'9" (2.96m x 3.59m)
94" x 16'10" (2.85m x 5.15m)	En-suite	Adjoining is the following :-
Seating Area	Bedroom Five 10'11" x 10'3" (3.33m x 3.14m)	Stone and Tile Garage comprising the following :-
29'10" x 13'5" (9.10m x 4.10m)	En-suite	Room One 23'10" x 21'2" (7.27m x 6.47m)
Hallway	Bedroom Six 10'11" x 9'3" (3.35m x 2.82m)	Room Two 15'10" x 17'0" (4.85m x 5.19m)
16'3" x 29'7" (4.97m x 9.03m)	Wet Room	Adjoining Lean To 3'5" x 3'7" (1.05m x 1.10m)
Ladies' WC	Outbuildings	Land
Gentleman's WC	Wet Room	Services
Function Room	Further Wet Room	Local Authority
38'1" x 39'11" (11.61m x 12.19m)		
Stage Room		
10'5" x 19'1" (3.19m x 5.83m)		
Storage Area		
11'5" x 18'4" (3.48m x 5.59m)		
Kitchen/Staffroom		
9'3" x 20'8" (2.84m x 6.32m)		
Kitchen		
10'3" x 15'0" (3.14m x 4.59m)		



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	