



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## The Waterloo, Taddington, Buxton, SK17 9TJ

The Waterloo, Taddington, Buxton, Derbyshire, SK17 9TJ

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

# The Waterloo,

## Taddington, Buxton, SK17 9TJ



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

### [Directions](#)

### [Situation](#)

### [Description - The Waterloo](#)

### [Front door into porch](#)

### [Porch](#)

57" x 4'10" (1.71m x 1.49m )

### [Bar](#)

30'8" x 12'9" (9.36m x 3.89m )

### [Snug](#)

9'4" x 16'10" (2.85m x 5.15m )

### [Seating Area](#)

29'10" x 13'5" (9.10m x 4.10m )

### [Hallway](#)

16'3" x 29'7" (4.97m x 9.03m )

### [Ladies' WC](#)

### [Gentleman's WC](#)

### [Function Room](#)

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 )

### [Store](#)

7'8" x 7'1" (2.34m x 2.18m )

### [Stairs giving access to First Floor Landing](#)

### [Living Room](#)

23'11" x 15'1" (7.31m x 4.62m )

### [Bedroom One](#)

13'3" x 11'10" (4.05m x 3.63m )

### [Bedroom Two](#)

12'9" x 11'9" (3.89m x 3.59m )

### [Bedroom Three](#)

15'5" x 13'6" (4.72m x 4.13m )

### [Further Hallway leading to:](#)

### [Bedroom Four](#)

10'11" x 13'5" (3.34m x 4.11m )

### [En-suite](#)

### [Bedroom Five](#)

10'11" x 10'3" (3.33m x 3.14m )

### [En-suite](#)

### [Bedroom Six](#)

10'11" x 9'3" (3.35m x 2.82m )

### [Wet Room](#)

### [Outbuildings](#)

### [Wet Room](#)

### [Further Wet Room](#)

### [Adjoining Boiler Room](#)

7'11" x 6'5" (2.42m x 1.96m )

### [Adjoining the property is the following:-](#)

### [Timber and Sheeted Lean To](#)

36'7" x 50'6" (11.17m x 15.41 )

### [Timber and sheeted Stable Block comprises the foll](#)

### [Stable](#)

9'8" x 11'9" (2.96m x 3.59m)

### [Stable](#)

9'8" x 11'9" (2.96m x 3.59m)

### [Further Incomplete Stable](#)

9'8" x 11'9" (2.96m x 3.59m)

### [Further Incomplete Stable](#)

9'8" x 11'9" (2.96m x 3.59m )

### [Adjoining is the following :-](#)

### [Stone and Tile Garage comprising the following :-](#)

### [Room One](#)

23'10" x 21'2" (7.27m x 6.47m )

### [Room Two](#)

15'10" x 17'0" (4.85m x 5.19m )

### [Adjoining Lean To](#)

3'5" x 3'7" (1.05m x 1.10m )

### [Land](#)

### [Services](#)

### [Local Authority](#)



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