



The Former Coaching Inn, The White Lion Hotel

Spring Gardens, Buxton
Derbyshire, SK17 6BZ



The Former Coaching Inn - The White Lion Hotel

A fabulous unique and exceptional opportunity to acquire a former Coaching Inn and one of Buxton's most historic and significant landmark Freehold buildings, steeped in history and brimming with character, this Grade II Listed property dating back to Circa 1650 offering a rare chance for a developer or investor to purchase this prominent property which benefits from substantial capital intensive works already undertaken to the external envelope of the main building in the heart of Buxton, capitalising on the towns ambitious and ongoing re-generation.

The property is being sold with planning consent for 13 residential units, comprising a mix of apartments and town houses and the vendors may be willing to divide the property depending on requirements. Various other potential uses subject to planning for retail, hospitality, restaurant use, holiday lets etc.

Weavers Cottage one of the residential units, a self contained one bedroom cottage currently lived in by the vendors.

The White Lion Hotel is arranged across multiple floors and buildings with a very generous footprint of approximately 9,436 sq. ft. This is increased to approximately 10,500 sq.ft by the existing planning permission with the addition of a second floor to the former stables.



KEY FEATURES

- Fabulous Unique And Exceptional Opportunity To Acquire One Of Buxton's Most Significant Historic Buildings
- Grade II Listed With Origins Back to Circa 1650
- Ideal For Developer Investor To Purchase A Part Completed Project Of This Stunning Property
- Planning Consent for 13 Residential Units And Potential To Divide For Interested Parties
- Overall Accommodation On Multi Floors Extending To Approximately 9,436 Sq. ft being a very generous footprint
- External Former Coach House / Stables Ripe For Conversion For Four Residential Units With Courtyard Space And Parking
- Heart Of Buxton Town Centre In A Location With Ambitious And Ongoing Regeneration
- Substantial Works Already Completed By The Current Owners



LOWER & GROUND FLOOR

On the lower ground floor former bar and dining areas currently used for retail but potential for hospitality or restaurant use

Leading to the ground floor further retail, range of rooms and Weavers Cottage













FIRST & UPPER FLOORS

On the upper floors great character accommodation areas suitable for apartments, guest rooms or office space.

Original vaulted stone cellar with heritage character.





OUTBUILDINGS / FORMER COACH HOUSE / STABLES

Ripe for conversion to four residential units and courtyard space offering strong re-sale value potential. Good parking availability





KEY WORKS COMPLETED

- Extensive capital-intensive works already completed to the main building
- Full roof replacements including new lead valleys
- Chimneys and gables rebuilt
- New rainwater goods install
- Structural enhancement undertaken with timber integrity confirmed
- Original sash windows refurbished
- Repointing carried out in traditional lime mortar
- Drainage, topographical, timber, ecological, structural and asbestos surveys completed prior to works
- Significant enabling and preparatory works already undertaken



DEVELOPMENT OPPORTUNITY

This is a scheme where the majority of high-risk and capital-intensive works have already been completed to the main building, enabling a purchaser to focus primarily on internal fit-out and delivery.

The development offers a compelling balance of reduced risk and retained upside, with scope to enhance end values through specification and positioning.



LOCATION

Buxton is an elegant and thriving historic spa town, beautifully positioned on the edge of the Peak District National Park and renowned for its impressive Georgian and Victorian architecture, natural thermal springs and outstanding surrounding countryside.

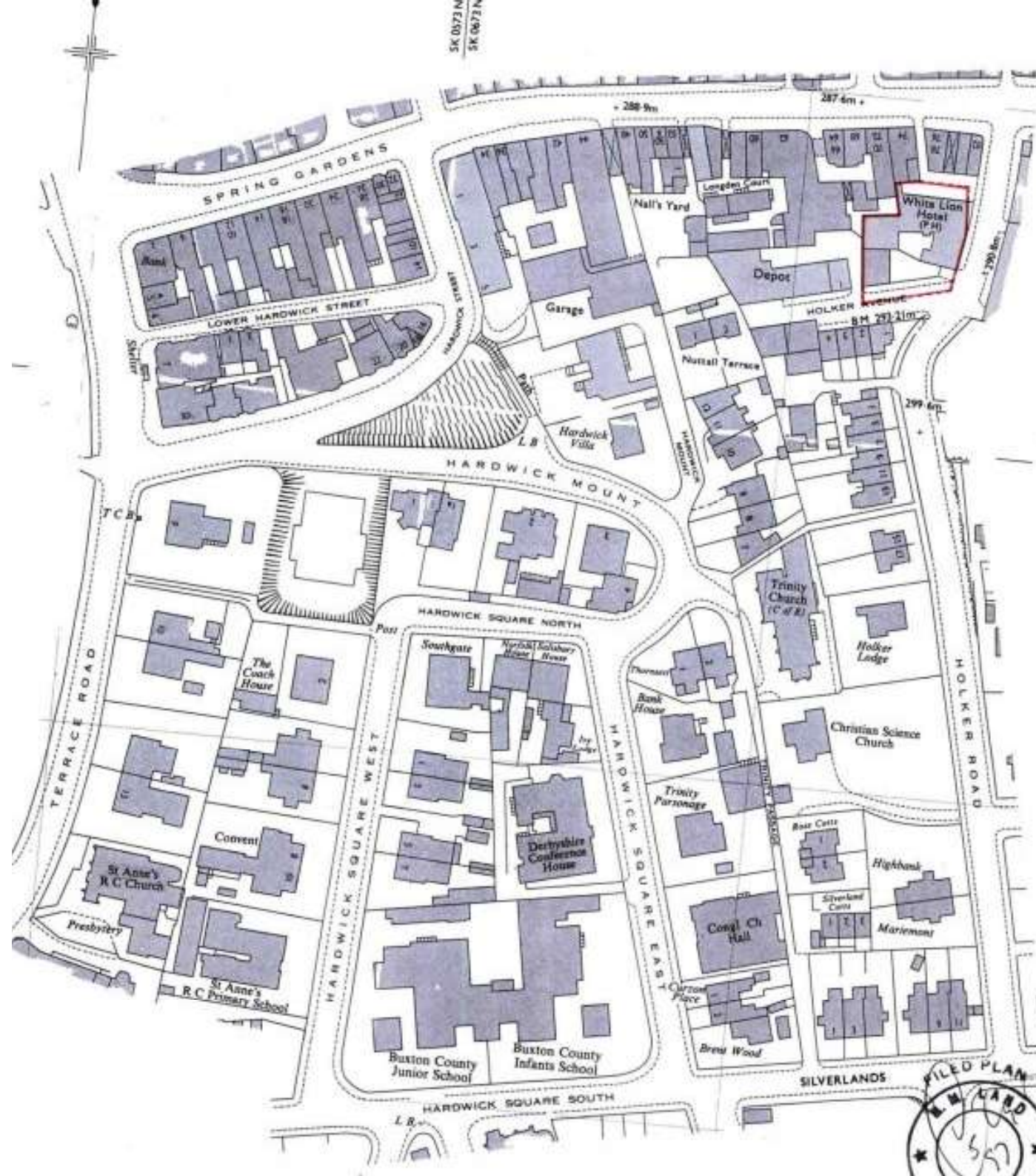
The town offers an excellent range of everyday amenities, with a mix of independent shops and national retailers, cafés, restaurants and leisure facilities, alongside well-known attractions including the magnificent Pavilion Gardens, Buxton Opera House, the Crescent and Poole's Cavern.

A popular destination for visitors throughout the year, Buxton benefits from a strong tourism and leisure economy, while also serving a substantial local residential community, making it an attractive location for both commercial and residential investment.

The town is well connected by road to Sheffield, Manchester, Stockport, Macclesfield and the wider Peak District, with a railway station providing direct services to Manchester and Stockport.

Combining an attractive historic town centre, excellent amenities, cultural attractions and immediate access to some of the country's finest countryside, Buxton offers an appealing environment in which to live, work and invest.





The Former White Lion



Approx. Gross Internal Floor Area 9436 sq.ft / 878.70 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale



For further information
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