



Bulls Head

78 Old Road, Tintwistle, Glossop, Derbyshire SK13 1JY

Tenure

Freehold

Price

£375,000 + VAT

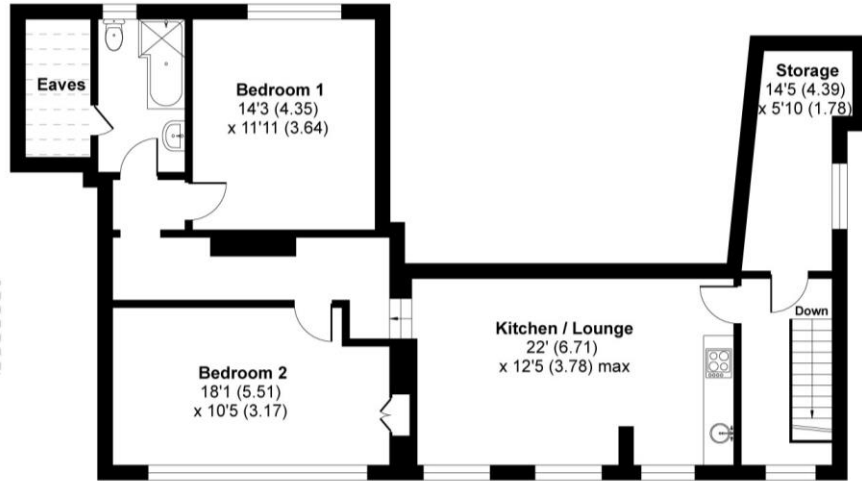
- Village local pub with catering kitchen
- 2 bed private accommodation
- May suit alternative use (subject to planning)
- c.14 space car park - potential development opportunity
- Additional piece of land offering further development

Approximate Area = 3008 sq ft / 279.4 sq m
 Limited Use Area(s) = 43 sq ft / 3.9 sq m
 Total = 3051 sq ft / 283.3 sq m

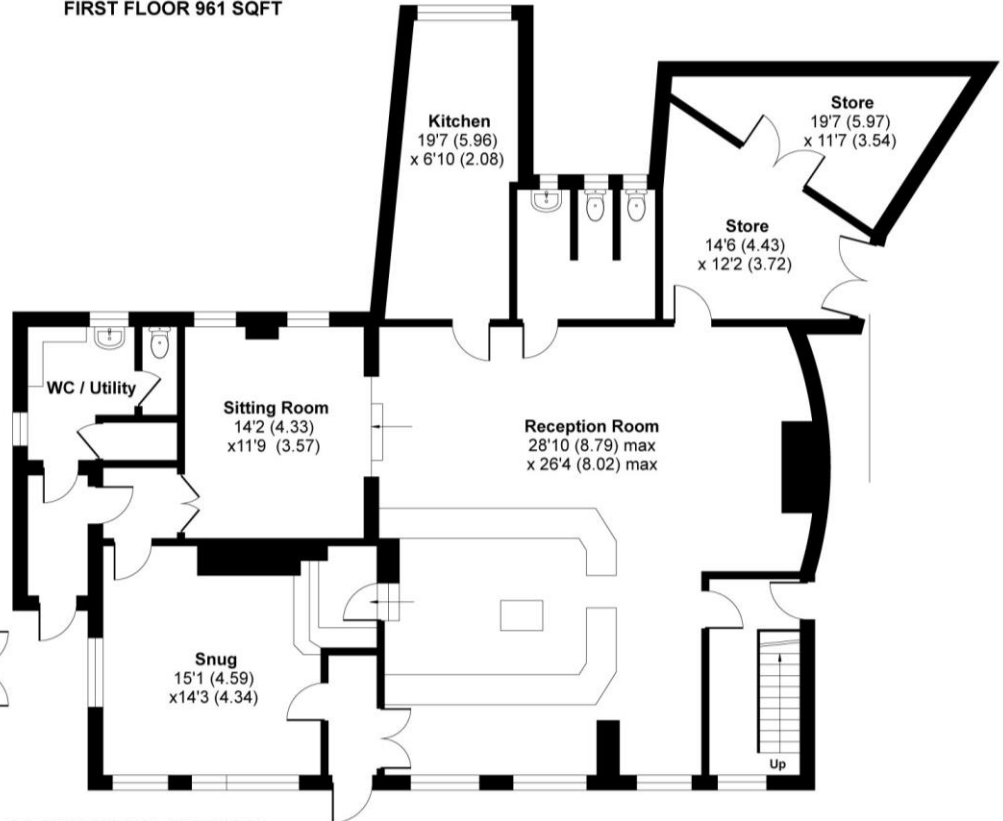
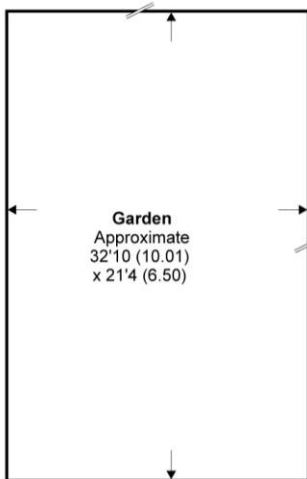
For identification only - Not to scale



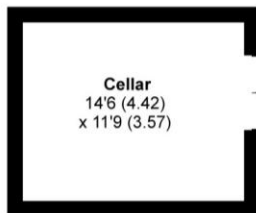
Denotes restricted head height



FIRST FLOOR 961 SQFT



GROUND FLOOR 1877 SQFT



CELLAR 177 SQFT



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Location

The Bulls Head is positioned in the attractive, semi-rural village of Tintwistle.

The village of Tintwistle, located in the Borough of High Peak, Derbyshire, has a population of 1,518 (2024). It sits astride the A628, the main truck road between Manchester and Barnsley, approximately 3 miles north of Glossop and 12 miles east of Manchester city centre.

Description

A two storey detached property with rendered & painted elevations, beneath a multi pitch slate roof. To the right-hand side is a beer patio area with timber picnic tables.

Approximately 50 yards to the east is a surfaced and lined car park with circa 14 spaces. In addition, opposite the car park and on the north side of Old Road, there is a further plot of land which provides further parking.

NB - Please note that our client may consider offers for all three constituent pieces of land, either on a combined or individual basis.



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Trade

The Bulls Head trades as a community local and has been trading from 5pm on a Thursday & Friday and from 12 noon on Saturday and Sunday. It is closed Monday, Tuesday & Wednesday.

Our client has provided trading profit & loss accounts and these show a net of VAT turnover of approximately £158,084 and £175,827 for the years ending 31.07.2023 & 31.07.2024 respectively.

In addition, our client has provided VAT returns for the period between 01.02.2025 to 31.10.2025 and these show a net of VAT turnover of £122,335.67 and if this is annualised, it would equate to a turnover of £163,114.23.

Client accounts might be made available to seriously interested parties upon request following a formal viewing.

Accommodation

Ground Floor

The main entrance opens into a series of interconnected rooms surrounding a central servery, providing an effectively open plan trading area.

To the left hand side is a Snug Room with a stone floor, fixed seating and timber tables & chairs. There is a feature fireplace and access to the bar counter. To the rear is the main trading lounge and this has a carpeted floor with timber apron to the servery. It has two feature fireplaces and is furnished with fixed upholstered seating, together with timber tables & chairs.



The Served has a timber fascia & top.

Ancillary rooms include a Catering Kitchen which has a range of stainless steel catering equipment, non-slip flooring and tiled walls. Also situated on this level is an Upland Beer Store with chiller units, a Storeroom, together with ladies & gents customer toilets.

First Floor

Private living accommodation comprising 2 bedrooms, open plan living room & kitchen, storeroom & bathroom.

Tenure

We understand that the property is held on two freehold titles.

- **DY239918** relates to both the pub building and also, the plot of land opposite the car park and on the north side of Old Road
- **DY246465** relates to the car park

NB - Please note that our client may consider offers for all three constituent pieces of land, either on a combined or individual basis. All proposals will be considered on their individual merits.

Site Areas

Pub	0.10 acres (0.038 ha)
Car Park	0.12 acres (0.05 ha)
Land	0.1 acres (0.04 ha)

Site Areas are taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning

The property is not listed but does lie in Tintwistle Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale of alcohol:
Monday to Sunday 10.00 am to 12.00 am

Performance of dance and live music:
Monday to Sunday 10.00 am to 11.00 pm

Business Rates & Council Tax

The property is in an area administered by High Peak Council.

Rateable Value £3,400 (2023) & £5,400 (2026).

Confirmation of actual rates payable should be obtained from the Local Authority.



The domestic accommodation is within Band A for council tax purposes.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

Strictly by appointment through Fleurets Manchester Office on 0161 683 5445.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

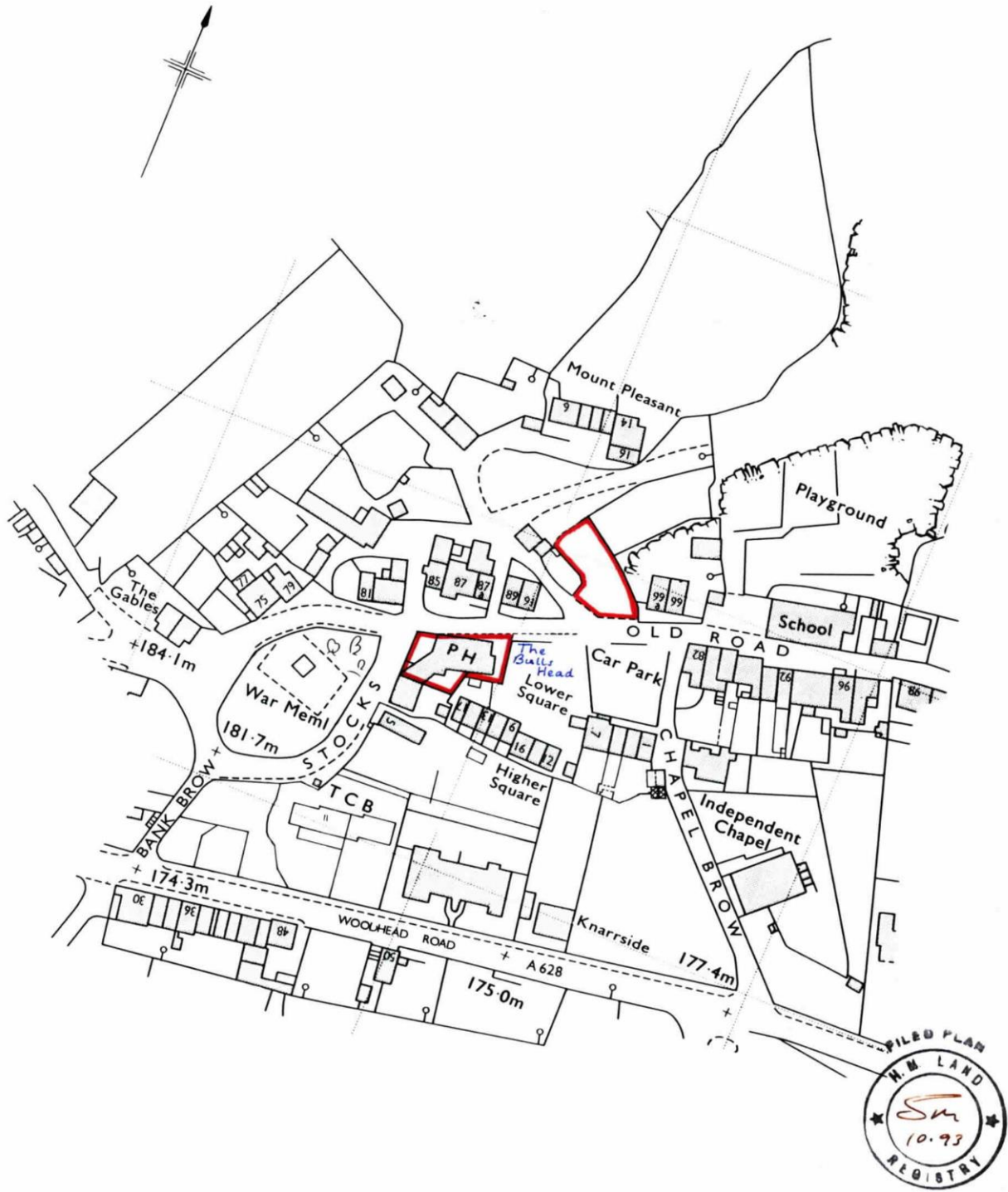
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



H.M. LAND REGISTRY			TITLE NUMBER	
			DY 239918	
ORDNANCE SURVEY PLAN REFERENCE	SK 0297	SECTION B	Scale 1/1250 Enlarged from 1/2500	
COUNTY	DERBYSHIRE	DISTRICT	HIGH PEAK	
			© Crown copyright 1990	



H.M. LAND REGISTRY		TITLE NUMBER	
		DY 246465	
ORDNANCE SURVEY PLAN REFERENCE	SK 0297	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY DERBYSHIRE	DISTRICT HIGH PEAK	© Crown copyright 1990	



For further information please log onto **fleurets.com** or contact:

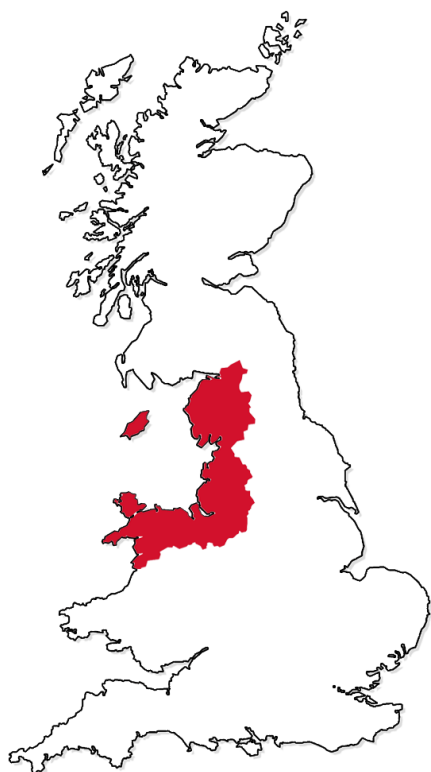
Tim Martin

Divisional Director

☎ 0161 683 5445

☎ 07787 552909

✉ Tim.Martin@fleurets.com



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Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com