



Ex-Methodist Chapel

Quarnford/Morridge Top



Ex-Methodist Chapel

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Staffordshire Moorlands

This is an unusual opportunity to acquire a disused Chapel high on the Moorlands between Quarnford and Leek

For sale by auction at 3pm on 22nd September 2025 at the Agricultural Business Centre,
Bakewell, DE45 1AH

Auction Guide Price:

£25,000—£30,000

Description:

This is a solid stone building with a small outbuilding to the rear. Inside is open plan with mezzanine floor to part. It is understood to have been constructed as a chapel serving the residents of the remote hamlet of Morridge, high on the Staffordshire moorlands.

Several windows and a rear door lend this building to many uses subject to obtaining planning consent. The chapel has the benefit of outstanding views in all directions across the moorlands

No planning permissions have been granted for any change of use so prospective purchasers should enquire of the planning authority as to any intentions they may have for its future.

Location:

The ex-chapel is situated on the Moorlands between Quarnford and Leek

What3words : //proofs. cloak.awestruck



Ashbourne Office - 01335 342201



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Directions:

From Buxton take the A53 towards Leek. Approximately 2 miles further over the Flash Bar you will see Pethills Lane on your left and shortly afterwards the property will be found on your left.

Services:

Mains electricity is connected. We are not aware of any other services connected.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

The sporting rights are not included with this property. We understand the timber rights are included as far they exist.

Viewing:

Strictly by appointment via the Buxton Office on 01298 27524 or email buxtonhomes@buryandhilton.co.uk

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Method of Sale:

The land is offered by Public Auction at 3.00pm Monday 22nd September 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Cooper Sons Hartley & Williams 9 Terrace Road, Buxton SK17 6DU

T:01298 77511

Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ.

T:0345 605 3010

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

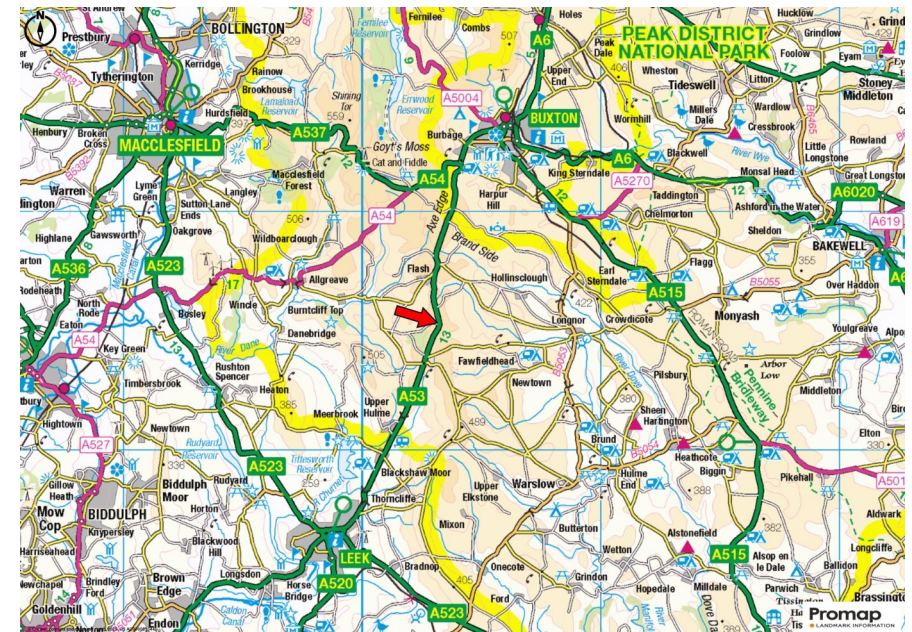
Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction

generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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