



Mayfield House

Mayfield



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Conygree Lane
Ashbourne
Derbyshire
DE6 2JR

Mayfield House is an impressive Grade II listed property occupying grounds extending to approximately 0.57 acres, however it is in a dilapidated condition requiring complete renovation.

The property is not currently in a habitable state but offers great scope for enhancement for a multitude of uses with its last use having been as the sports and social club to the Mayfield Yarns factory.

Access is from Conygree Lane via a private drive with extensive hardstanding to the south and more formal gardens to the east with some grade II listed outbuildings requiring renovation including a former coach house and stable block within the northern grounds.

For Sale by Public Auction

at 3pm on 17th November 2025 at The Agricultural Business Centre,
Bakewell, DE45 1AH.

Guide Price:

£200,000 - £300,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Description:

The accommodation has been used latterly as sports and social club however was formerly an impressive country house with the original layout largely in tact.

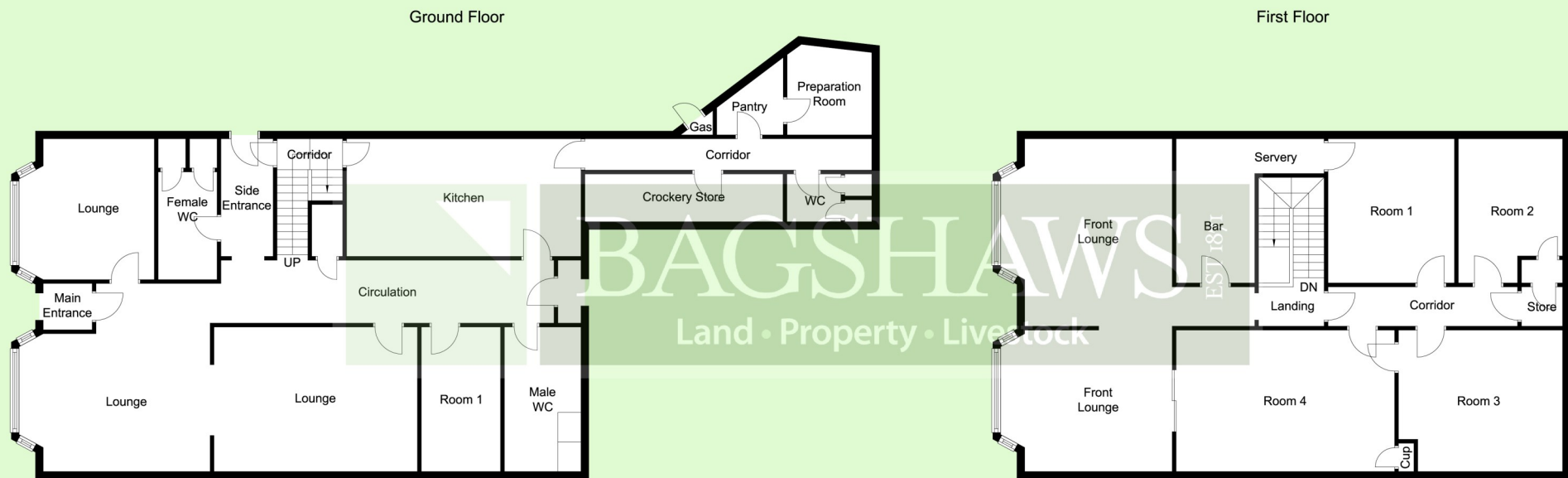
The main access door leads into the central hallway with stone staircase leadings to the first floor and access to the generous ground floor rooms. The Kitchen providing a link to a side corridors with the further external access .

The first floor is unsafe to access as the roof has been leaking, however you will see from the floor plan that the layout provides a number of versatile rooms.

The property is accessed from Conygree Lane along a private drive which opens up to an extensive area of hardstanding having provided car parking when the building was used as a social club.

The formal gardens then wrap around the property with a number of intriguing grade II listed outbuildings in need of repair including a former coach house and attractive stable block within the grounds which are predominantly lawned with matured shrubbery and trees.





Mayfield House, Congreve Lane, Ashbourne

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

General Information

Services:

There is mains water and electricity connected to the side.
Mains drainage.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

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

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority:

East Staffordshire Borough Council, Town Hall, Burton on Trent, Staffordshire, DE14 2EB

Vendor's Solicitors:

Brabners Solicitors. Ref: Ben Lamb Tel: 0113 5185119.
E-mail: Ben.Lamb@brabners.com

Directions:

What3words///dentistry.enough.carting - roadside view but no access for viewings

For viewings use/// rely.padding.hexes to park in this area and meet at the reception

what3words///somebody.streaking.firepower

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's.

Under no circumstances should any buyer access the site without being accompanied by the agent.

Viewings will be strictly at set times. Please call the sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com to find out more and book an appointment for one of the set viewing days being conducted

Planning Consent

We understand it is the intention of the landowner to redevelop the retained land and former mill building however this is currently at pre application stage prior to submission of a full application

Method of Sale:

The property is offered by Public Auction at 3pm on Monday 17th November 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Broadband Connectivity and Mobile Network Coverage:

Broadband connectivity and Mobile coverage is thought to be good in this area, however, we recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

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 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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