



# Land at The Wash

Chapel en le Frith, High Peak



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High Peak



**10.85 ac**

An excellent opportunity to acquire two useful parcels of grassland situated within an attractive rural location.

For Sale by Auction at 3pm on Monday 21<sup>st</sup> July 2025 at the Agricultural Business

Centre, Bakewell, Derbyshire DE45 1AH

**Auction Guide Price: £75,000**



Bakewell Office - 01629 812 777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**Description:**

Shown edged RED on the plan, the sale of this land offers an excellent opportunity to purchase a versatile block of grassland separated in to two separate field compartments and includes small pockets of amenity woodland situated in an attractive rural location. The majority of the land is suitable for grazing purposes, however offers the potential for mowing purposes also.

Extending to approximately 10.85 acres (4.39 hectares), the land benefits from direct access off the adopted highway. The land is gently sloping in nature with southerly aspect and is bound by dry stone walls and post and wire fencing.



**Location:**

The property is located on the outskirts of the small Hamlet of The Wash in the High Peak situated near the town of Chapel en le Frith and Whaley Bridge. The town of Chapel en le Frith is located approximately 2.1 miles south west of the property and the town of Whaley Bridge is located approximately 5.4 miles north west of the property. The property has good network links to nearby towns and settlements.

**Directions:**

Heading North along the A6, take the first exit at the roundabout on to turn right on to the A624 towards Chapel Milton continue along this road then take the third exit on the A624 Hayfield Road continue along this road for approximately 500 yards then take a right turn on to Wash Road continue straight for approximately 400 yards then bare left on to the unnamed road continue straight for approximately 500 yards and the property is located on the right-hand side as indicated by our 'For Sale' board.

**what3words:** waking.computer.dinner

**Services:**

No mains services are connected, however there is a natural water supply from the river.

**Tenure and Possession:**

The land is sold freehold, with vacant possession upon completion.

**Sporting and Timber Rights:**

We understand that these rights are included with this property as far as they exist.

**Viewing:**

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park sensible along the roadside

**Rights of Way, Wayleaves, Easements and Covenants:**

The property is sold subject to and with the benefit of all rights of way, wayleaves, easements and covenants that may exist whether or not they are defined in these particulars. We understand that there is a public footpath that crosses parts of the land.

**Method of Sale:**

The land is offered by Public Auction at 3.00pm on Monday 21st July 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

**Vendor's Solicitors:**

Cooper Sons Hartley and Williams, 3-5 Market St, Disley, Stockport SK12 2AA

**Local Authority:**

High Peak Borough Council, Buxton Town Hall, Market Place, Buxton, SK17 6EL

**Planning Authority:**

The Peak Park Planning Authority, Aldern House, Bakewell DE45 1AE

**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:**

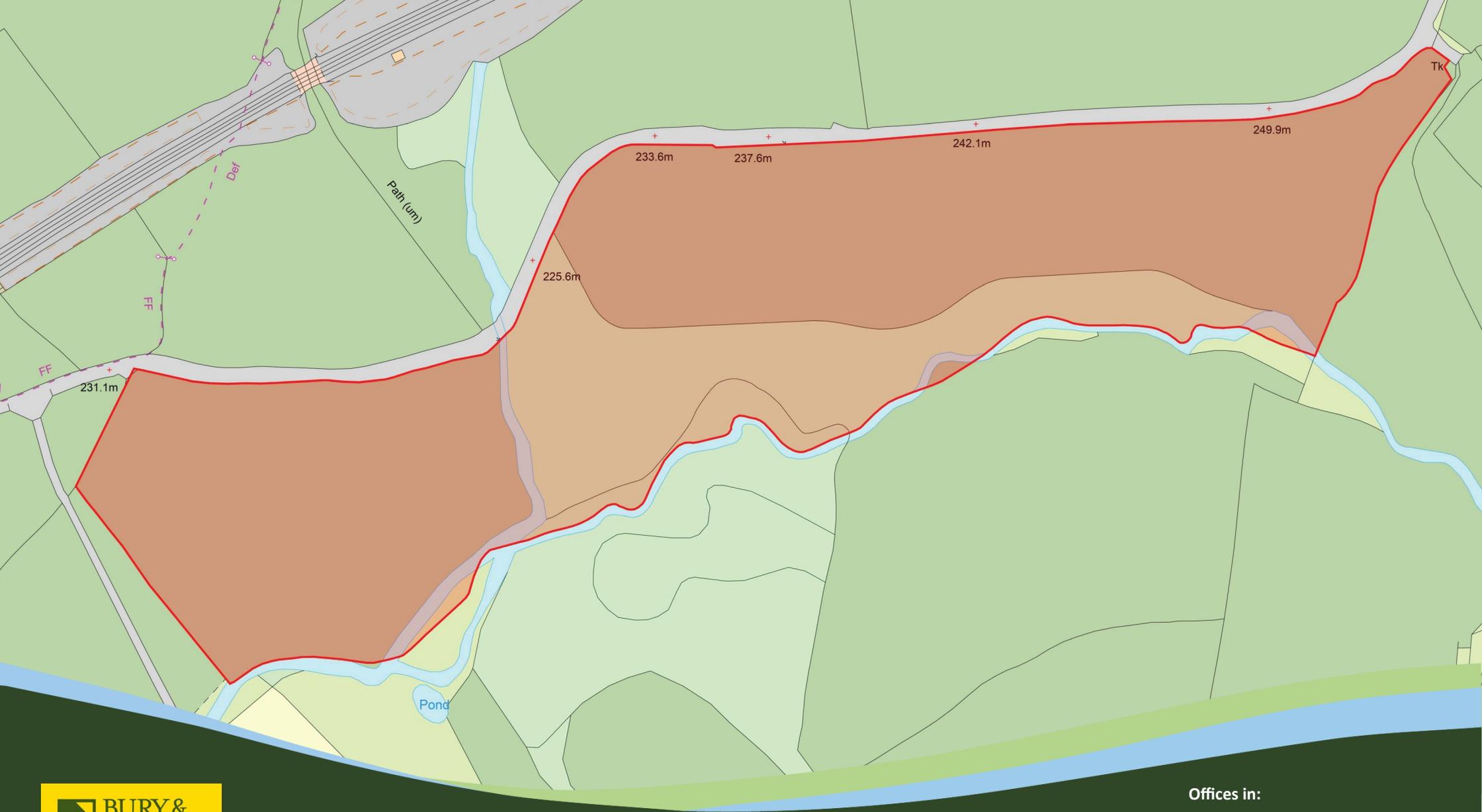
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. 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. VAT). Please contact the auctioneers for further details.

**Conditions of Sale:**

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.

**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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