



Land East of Moor Cottage
Brandside



BAGSHAW'S EST. 1871
Land • Property • Livestock

Land to the East of Moor Cottage

Brandside

Buxton

Derbyshire SK17 0SE



8.35 ac

A rare opportunity to acquire a block of grassland within the popular Peak District National Park, extending to approximately 8.35 acres (3.38 ha), suitable for grazing of livestock. The land boasts roadside access, suiting those with agricultural interests.

**For sale by Public Auction at 3pm Monday 20th July 2026 at the
Agricultural Business Centre, Bakewell, DE45 1AH**

Auction Guide Price: £50,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is situated to the south of the popular spa town of Buxton (4 miles), just north of the hamlet of Brandside. Further nearby towns and villages include: Flash to the southwest (2.9 miles), Longnor to the southwest (6 miles), and Leek to the south (10 miles). The land benefits from being within the Peak District National Park, offering many nearby local walks, bridleways, trails and beauty spots.



General Information

Description:

A parcel of grassland extending to approximately 8.35 acres, suitable for grazing of livestock, and benefitting from good gated roadside access. The land is undulating but boasts far-reaching rural views across the valley, and presents a natural water supply running through the north of the parcel. Bounded by post and wire fencing, and dry stone walling, the land will suit those with agricultural interests—as well as neighbouring farmers and property owners.

Directions:

From Buxton town centre, head south on the A53 Leek Road and continue for approx. 2.7 miles. Turn left off the A53, signposted for Brandside. Drop down the hill for approx. 400 yards, the land can be found on your left hand side as the lane bends round to the right, indicated by our 'For Sale' board.

What3Words [///shadowing.stop.childcare](#)

Services:

We are not aware of any services connected to the land however, there is a natural water supply running across the land..

Tenure and Possession:

The land is sold freehold with vacant possession.

Mineral, Sporting and Timber Rights:

The mineral, sporting and timber rights are included in the sale 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 carefully .

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. A public footpath runs through the land. It appears that a neighbouring property has a right-of-way through for access at all times via the track, and that there is a wayleave for overhead powerlines. However, the land is being sold by a deceased estate, and neither they nor Bagshaws can confirm that formal easements are in place.

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.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 20th July 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Taylor Emmet Solicitors, Riverside Business Park, Bakewell, Derbyshire DE45 1GS

Local Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire 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 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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In partnership with Bury and Hilton

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