



Haig House and Bath House

Bakewell



Haig House and Bath House
Bath Street
Bakewell
Derbyshire , DE45 1BX

An impressive heritage building grade II listed building sits at the heart of Bath Gardens in the historic market town of Bakewell. The building has planning consent for the conversion into two residential dwellings comprising an extensive five bedroom property over four floors and a three bedroom property over two floors.

For Sale by Public Auction in March 2025

Auction Guide Price:

£450,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property is in the centre of the highly desirable Peak District market town of Bakewell which offers a wide range of amenities such as a church, primary school and secondary school, supermarkets and high street shops. The town is close to the tourist attractions of Chatsworth House, Haddon Hall and the Monsal trail. The Monsal trail runs through Bakewell and across the Peak District National Park and can be accessible for walkers, cyclists and horse riders.

Despite being in the Peak District, Bakewell is easily accessible to Manchester, Sheffield, Nottingham and Chesterfield.

Description:

An impressive heritage building dating back to 1687 sits at the heart of Bath Gardens in the historic market town of Bakewell. The original spa bath boasts an arched gritstone feature vaulted ceiling



serving as the central hub for living, dining, and kitchen activities in the proposed conversion. This Grade II listed property obtained Planning and Listed Building consent in October 2023 for conversion into two open-market dwellings, boasting respectively approximately 3185 sq. ft and 1582 sq. ft overall. Potential uses extend to holiday letting, highlighting its historical significance and numerous heritage features.

Bath House proposed

Ground Floor:

The ground floor would comprise a playroom, study/home office alongside a boot room/utility area leading into the garden. There would be a large entertaining and living space in the open plan living dining kitchen.

First, second and third Floors:

Leading to the first floor would comprise a double bedroom and a family bathroom. The second floor would house two large double bedrooms both with ensuite facilities and a single bedroom. The third floor would comprise the further double bedroom and a ensuite shower room.

Externally:

With three entrances, the main access opens onto Bath Gardens, offering views of both the gardens and the adjacent bowling green. There would be a private garden space inclusive of stone outbuildings.

Haig House proposed

Ground Floor:

The Ground floor would feature an entrance porch, a dual-aspect sitting room, leading into a dining room, a dining kitchen, and an internal hallway providing access to a ground floor bedroom and shower room.

First Floor:

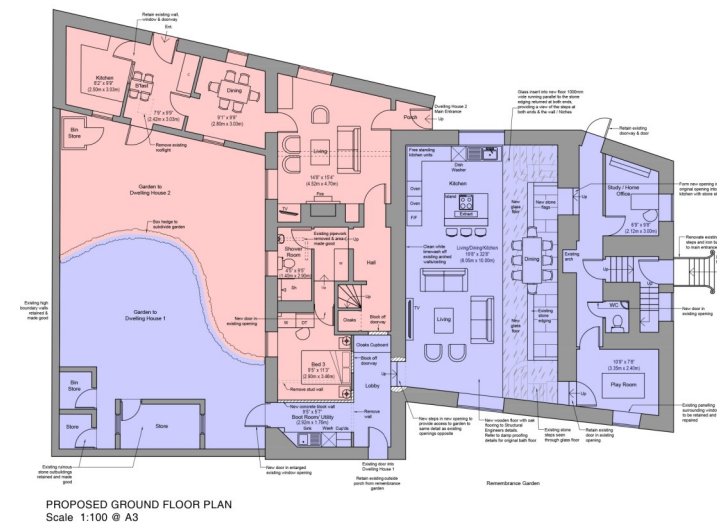
The first floor holds two attractive double bedrooms, a family bathroom serves both bedrooms.

Externally:

There would be a courtyard garden accessed from the dining kitchen.

Planning Permission:

For full details, please visit the Peak District National Park planning portal by search for application no. NP/DDD/0423/0468 and Listed Building Consent NP/DDD/0423/0469.

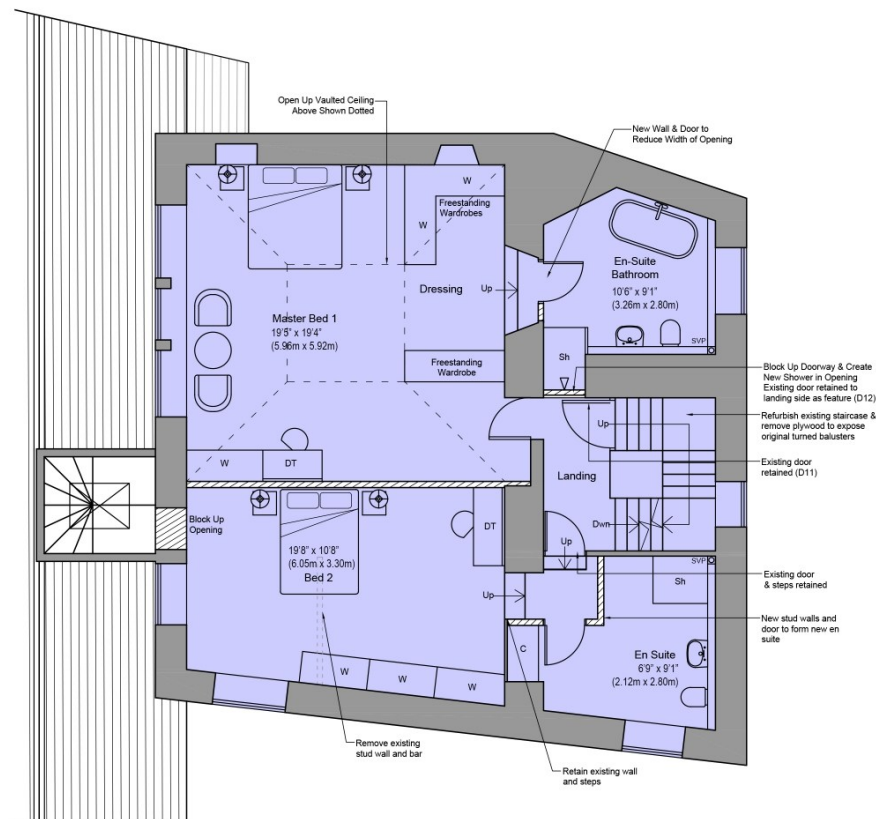


Haig House, Bath Street, Bakewell
Proposed Ground Floor Plan

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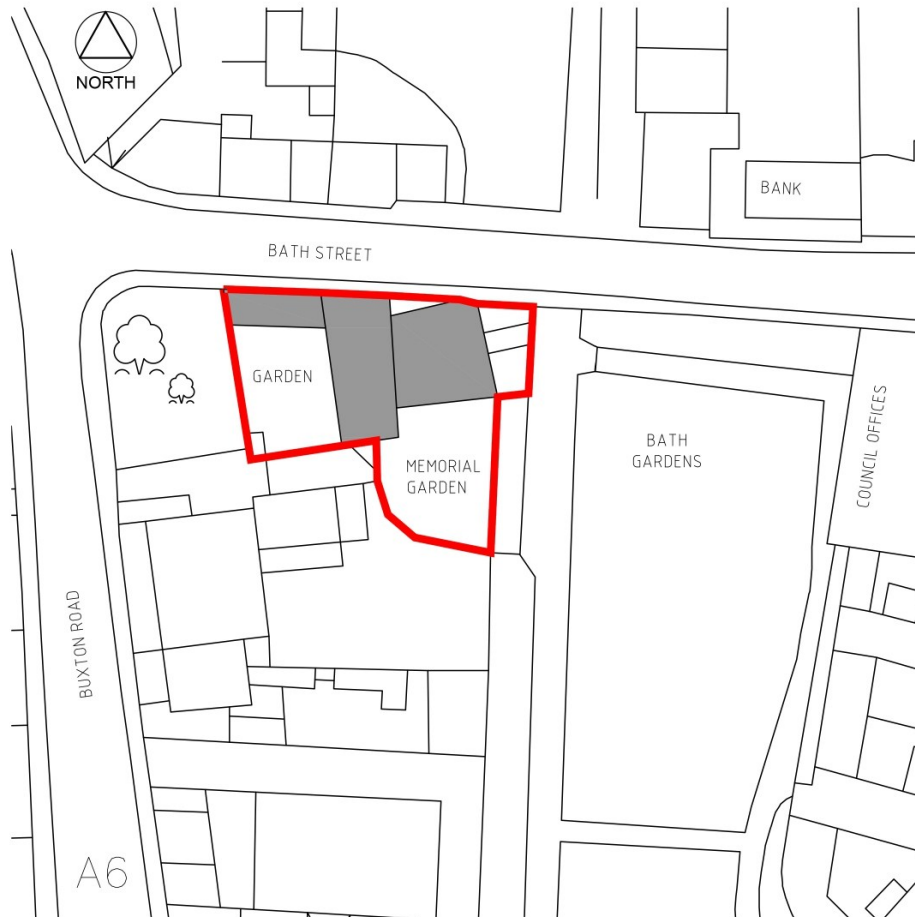
PROPOSED FIRST FLOOR PLAN
Scale 1:100 @ A3



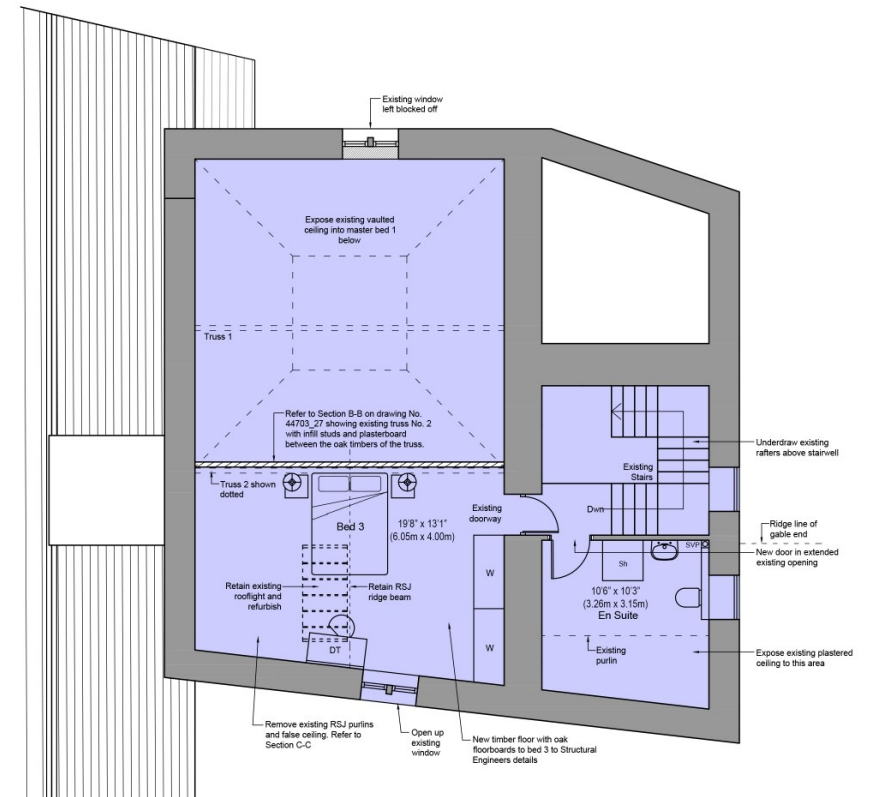
PROPOSED SECOND FLOOR PLAN
Scale 1:100 @ A3

Haig House, Bath Street, Bakewell

Proposed First & Second Floor Plans



PROPOSED SITE PLAN
Scale 1:500 @ A3



PROPOSED THIRD FLOOR PLAN
Scale 1:100 @ A3

Haig House, Bath Street, Bakewell

Proposed Third Floor Plan & Site Plan

Services:

The property benefits from mains water, drainage and electric.

Broadband Connectivity:

Broadband connectivity is not presently available at the property however it is understood that this can be obtained via mobile and/or satellite. We recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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.

Solicitors:

Taylor Emmet solicitors 20 Arundel Gate, Sheffield South Yorkshire, S1 2PP . Contact Ross Ward.

Method of Sale:

The property is offered by Public Auction in March 2025

Local Planning Authority:

Peak District National Park Authority.

Local Authority:

Derbyshire Dales District Council.

Parking:

A private parking space located a short stroll away, supplemented by additional residents' parking subject to council permits .

EPC:

Exempted (Grade Listed)

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 plus 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 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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