



1 Dale View, Monyash

**1 Dale View
Chapel Street
Monyash
Bakewell
DE45 1JJ**



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An exciting offering including a two bedroom semi detached stone cottage in need of modernisation, together with a spacious lawned garden, and off-road parking potential for multiple vehicles. The property boasts a rural village position, in the heart of the Peak District National Park, whilst remaining nearby to good road links.

For Sale by Public Auction at 3pm Monday 21st

September 2026 at the Agricultural Business

Centre, Bakewell, DE45 1AH

Guide Price: £250,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



1 Dale View

Location:

1 Dale View is situated in the rural village of Monyash, within the Peak District National Park, surrounded by rolling Derbyshire countryside but with great accessibility onto the A6. Monyash offers a small range of village amenities including a well-regarded pub, a primary school, and a Church. Nearby towns offer a wider range of facilities including supermarkets, high street shops, eateries, and secondary schools, these being; Bakewell to the east (5 miles), Buxton to the north west (8 miles), and Ashbourne to the south (13.5 miles). There are many nearby local walks and beauty spots direct from the property and throughout the area. Whilst being rural, the cities of Sheffield and Derby are each within an hours commute respectively, offering further transport links and amenities.

Description:

The sale of 1 Dale View presents a fantastic opportunity, the property offers a two bedroom traditional stone cottage on a generous plot in need of modernisation but with much potential, spacious gardens to the front and rear, with the ability to create off-road parking for multiple vehicles, subject to the necessary consents.

The property lends itself to those seeking rural village life with the convenience of the A515 being close-by for commutability, and offers the luxury of being nestled within the Peak District National Park.

Directions:

From Bakewell town centre, head west on the B5055 King Street leading into Monyash Road and continue on the road for approx. 4.5 miles arriving into the village of Monyash. Continue into the centre of the village, at the crossroads with The Bulls Head public house on the right, turn right onto Chapel Street. Follow the road a short distance (0.2 miles), over the brow of the hill and the property will be on the right hand side indicated by our 'For Sale' board just before the right hand turning onto Horse Lane.

What3Words:///replaces.cheerily.pine

Overage Clause:

The land to the rear of the property will be sold subject to an overage clause of 20% for a period of 20 years on any uplift in value arising for any development outside of agricultural or equestrian use. Please note this does not include the house and front garden.



Accommodation

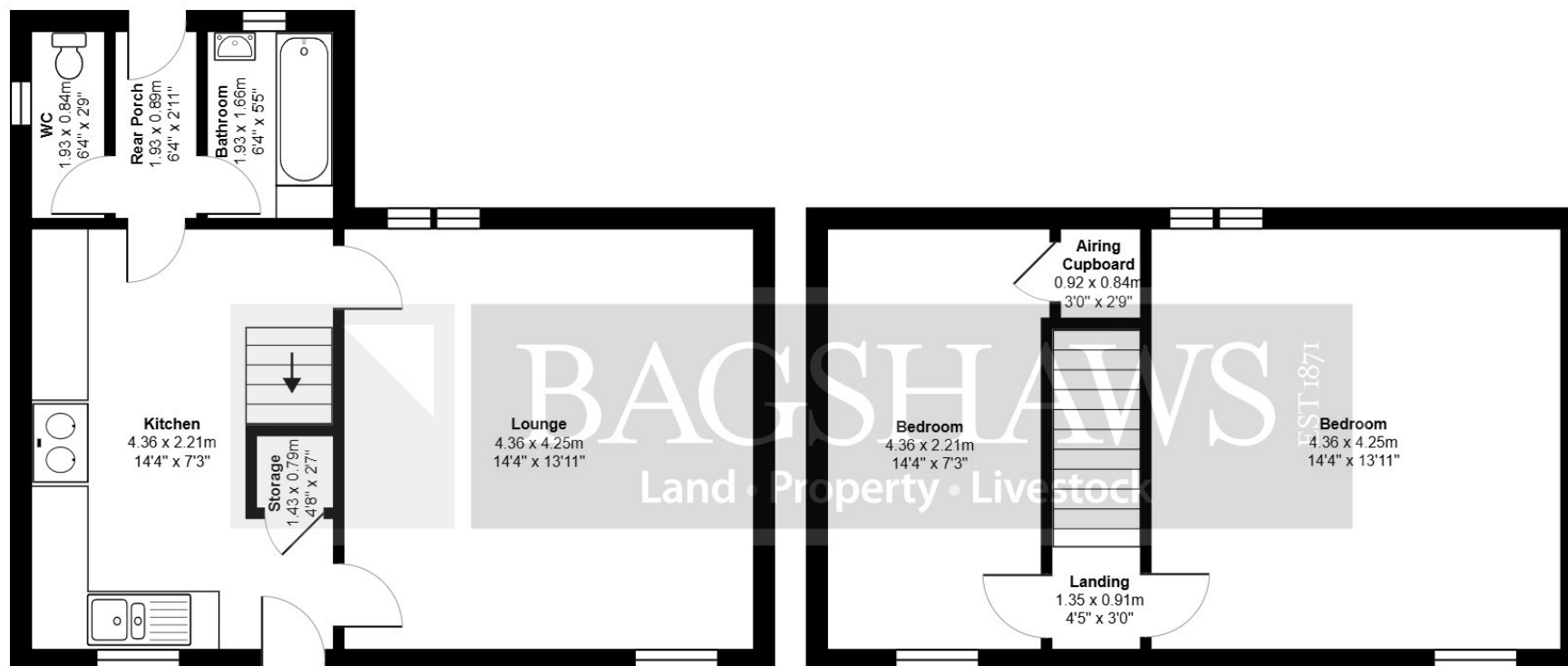
1 Dale View presents a traditional, stone built cottage requiring modernisation, with living accommodation spread across two floors. The cottage benefits from many original features with ample opportunity to adapt and alter to a purchasers preference.

The front entrance door leads into the kitchen which provides fitted units including a Rayburn stove. There is a door into the rear porch providing access to the bathroom and a separate WC, together with the rear entrance door. Leading back from the Kitchen is a door into the living room which offers dual aspect views and a feature fireplace with a log burner and built-in original storage cupboards. Stairs rise from the kitchen with storage underneath, to the first floor, which provides two bedrooms and access to the airing cupboard.

Externally

The property offers a good-sized plot, with a dry-stone walled boundary. The property boasts gardens to the front and rear, providing space for outside seating and dining - giving a perfect space for those who are green-fingered and seeking the amenity aspects of country living to enjoy. There is ample space to create a driveway providing off-road parking for multiple vehicles, subject to the necessary approvals.





Ground Floor

First Floor

All measurements are approximate and for display purposes only

General Information

Services:

The property benefits from mains water and electricity, with drainage to a septic tank and an oil fired central heating boiler.

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.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Council Tax Band: D **EPC Rating:** F

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 21st September 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Beth Prince, Womble Bond Dickinson (UK) LLP, Email: Beth.Prince@wbd-uk.com
Tel: 0117 989 6783

Broadband Connectivity:

It is understood that the property benefits from a good broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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.

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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