On the instructions of SEVERN TRENT



Online Auction

Thursday 26th November 2026

Land and underground tank at Peaksdale Road, Wormhill, Buxton, Derbyshire, SK17 8SJ

Sanderson Weatherall

Freehold land and underground tank on two plots with a combined site area of approximately 0.324 hectares (0.80 acres), suitable for alternative use subject to consents. Vacant possession.

- Guide Price: £35,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- On the instructions of Severn Trent Water
- Freehold land and underground tank
- Two plots with a combined site area of 0.324 hectares (0.80 acres)
- Rural location with views
- Vacant possession
- This Lot will not be sold prior to auction

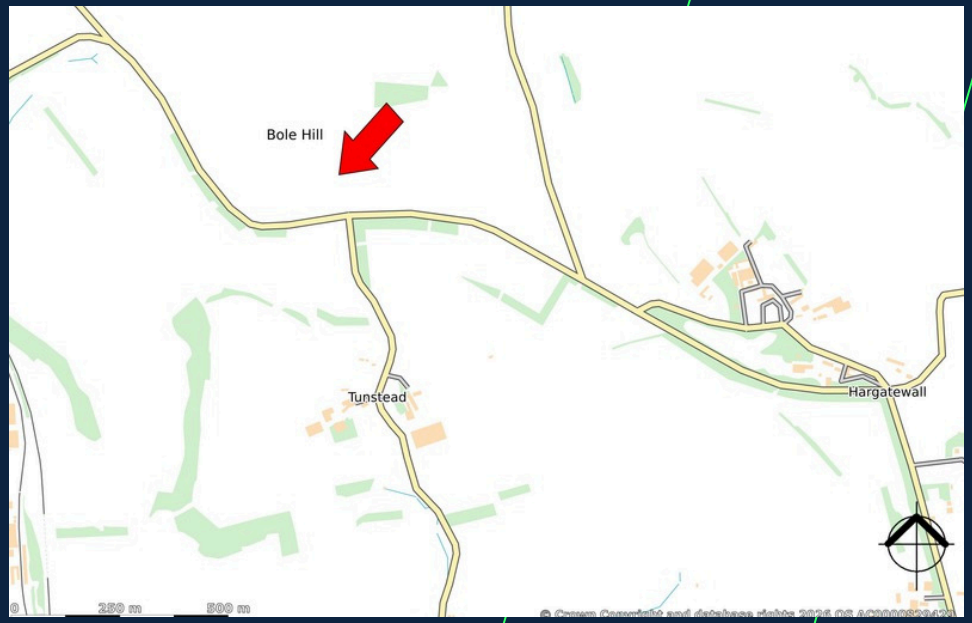


Location

Wormhill is a village in the High Peak district of Derbyshire, approximately 5 miles east of the stunning Spa town of Buxton and 10 miles north-west of the historic market town of Bakewell.

The sites are situated to the north of the village and on the north side of Peakdale Road in a rural setting.

Grid Reference: SK110754
www.gridreferencefinder.com
Land adjoining public highway -
https://what3words.com/magma.splints.router
Land and underground tank -
https://what3words.com/called.toothpick.overtime



Description

The property comprises two small parcels of land arranged as one Lot.

The southern parcel of land is level and rectangular in shape and can be accessed via a five-bar gate adjoining Peakdale Road.

The land and underground tank have the benefit of a right of way via the five-bar gate from Peakdale Road and lies within a dry stone wall compound in an elevated position with extensive views over open countryside to the hills beyond.

The combined site area is approximately 0.324 hectares (0.80 acres).

We understand that utility services including water, telecoms and electricity are available in the public highway. Interested parties should refer to the legal pack and make their own enquiries to satisfy themselves on the availability of any services.

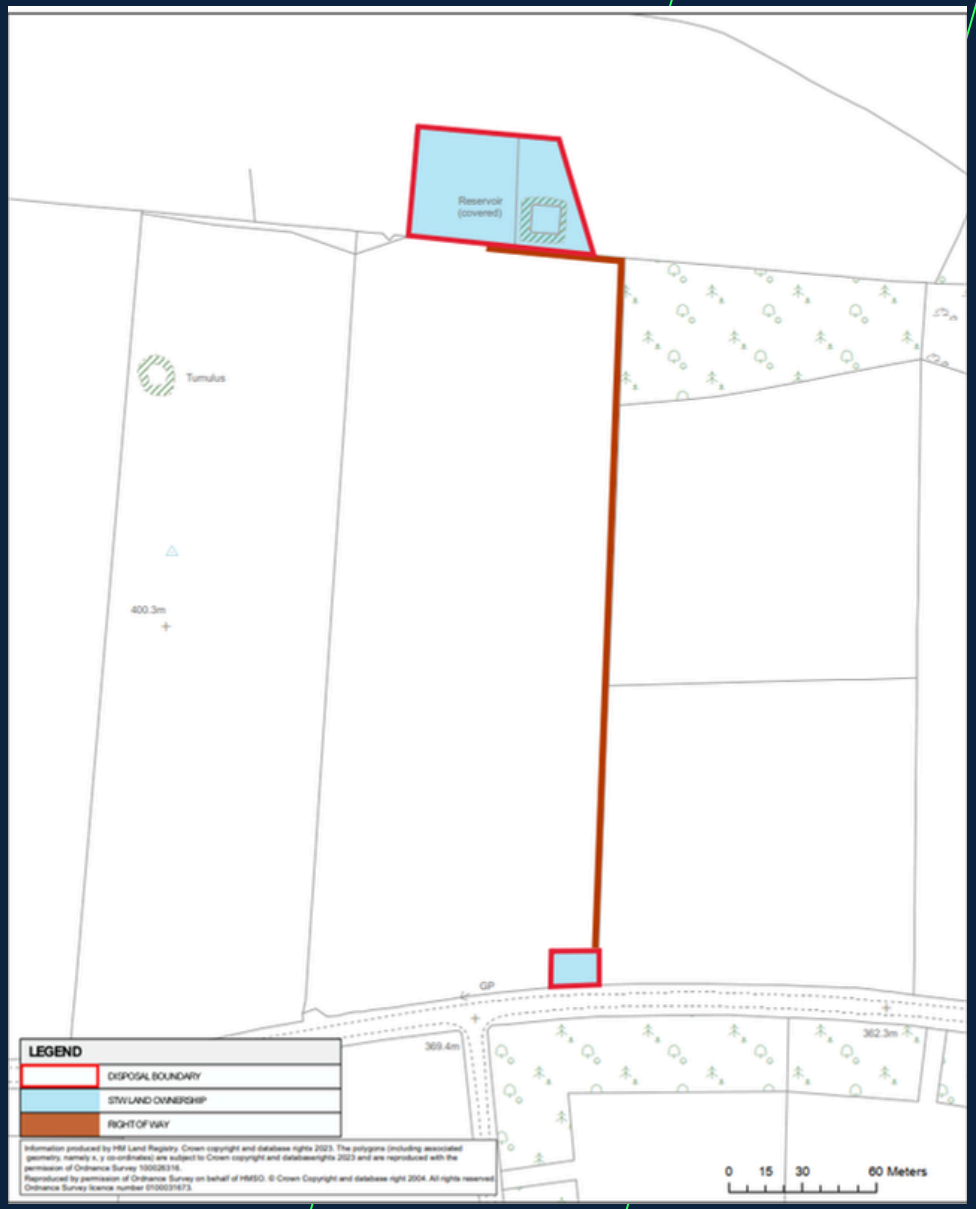
Planning

Prospective purchasers should rely on their own enquiries regarding any potential alternative uses for the site.

Local Authority – Peak District National Park Authority (01629 816200) www.peakdistrict.gov.uk

Note

An overage will not be payable if planning permission is granted for a single dwelling or a commercial building.
Interested parties should read the legal pack for further information relating to overage, easements and restrictions on use, for example, that may be applicable to the site.















Guide Price
£35,000

Tenure
Freehold

EPC
Not required

VAT
VAT is not applicable to this lot

Sanderson Weatherall

Contact: 020 7851 2100
Website:
www.swpropertyauctions.co.uk

Viewings
Viewing of a site may only be undertaken using public rights of way or by appointment with Sanderson Weatherall. Please do not trespass onto adjoining land owned by our client's neighbours.



Legal documentation
Interested parties should read the legal pack for further information at www.swpropertyauctions.co.uk to download the pack.

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Tel: 07732 681150
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Seller's Solicitor
DWF LLP
Conveyancing Team | 0333 320 2220 | stwauctions@dwf.law

sw.co.uk

Certified B Corporation

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Dated - 19/10/2026