



# Woodland at The Wash High Peak



**Woodland at The Wash  
Chapel-en-le-Frith  
High Peak  
Derbyshire SK23 0QN**



**0.87 ac**

An exciting opportunity to acquire a manageable block of amenity woodland offering a variety of mature trees. The woodland sits on the edge of the small hamlet of The Wash, extending to approx. 0.87 acres, perfect for those with rich environmental or lifestyle interests.

**For Sale by Informal Tender.**

**Tender deadline Wednesday 24<sup>th</sup> June 2026 at 12pm.**

**Guide Price: £30,000 - £40,000**



Bakewell Office - 01629 812777



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

**Location:**

The woodland is rural yet accessible, sitting within the small hamlet of The Wash in the High Peak, situated near to the towns of Chapel-en-le-Frith (1.3 miles), New Mills (5.2 miles), Buxton (6.4 miles), and Glossop (8.4 miles) where a breadth of amenities can be found. There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors, particularly being close-by to the Peak District National Park.



# General Information

## Description

A parcel of woodland situated in a rural yet accessible location, within the hamlet of The Wash, extending to approximately 0.87 acres (0.35 hectares). The woodland is of manageable size, offering a wide variety of established tree species with a part-grassy understorey and some cleared areas, bounded by dry stone walling and post and wire fencing. The property offers great accessibility with a gated entrance from the lane suitable for vehicles. The woodland offers excellent amenity appeal in a peaceful rural setting, whilst remaining highly accessible, suiting a wide range of buyers including neighbouring landowners, amenity purchasers and those seeking a lifestyle interest.

## 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, the property is located on the right-hand side as indicated by our 'For Sale' board.

What3words// wheat. Hoops.painters

## Sporting and Timber Rights:

The rights are included insofar as they exist.

## Services:

We are not aware of any mains services at the property.

## Japanese Knotweed:

We are aware that there is a small area of Japanese Knotweed present on site, and that it is in the process of being treated.

## Designations:

We are aware that the land is situated in The Wash Conservation Area.

## Vendor's Solicitors:

Nigel Davis Solicitors, 3 - 4 Spire House, Ashbourne, Derbyshire DE6 1DG

## Local Authority:

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

## Method of Sale:

This property is to be sold by Informal Tender, the tender deadline is Wednesday 24th June 2026 at 12pm. Tenders to be received to Miss Z Jones at Bagshaws, The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH.

## Rights of Way, Wayleaves & Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are 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.

## 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. Please note the red outline on photos is indicative and should not be relied upon.



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