



**Woodland**

**Hamps Valley, Waterhouses**



Woodland at Hamps Valley

Waterfall

Waterhouses

**26.05 Acres (10.546 Ha)**

**Guide Price:**

**£125,000**

**Description:**

An excellent and quite unusual opportunity to purchase 26 acres of woodland within the Hamps Valley adjoining the Manifold Trail.

This area is of considerable landscape and conservation value and within the woodland are two areas of grazing. The land is SSSI (Site of Special Scientific Interest). There is a mixed species of generally native trees and shrubs with an abundance of diverse flora.

**Location:**

The woodland is situated approximately a mile north of Waterhouses by following the Manifold Trail running along side the River Hamps.

**What3words :**

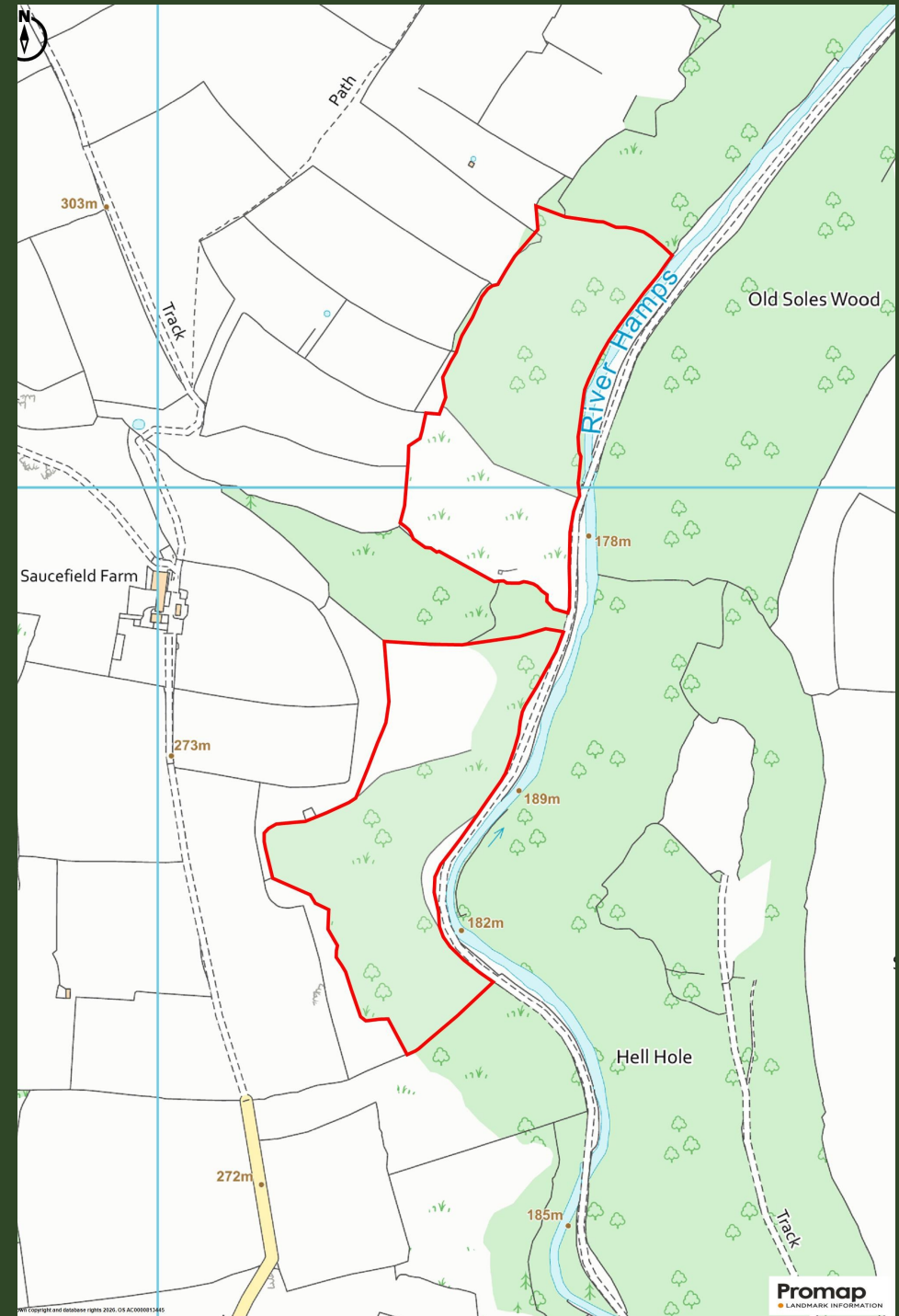
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Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



### Directions:

Follow the Manifold Trail from Waterhouses for about a mile and the woodland will be found on the left hand side.

### Services:

No services are connected

### Tenure and Possession:

The woodland is sold freehold with vacant possession upon completion.

### Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

### Viewing:

Interested parties may view during daylight hours when in possession a set of these particulars. Please ensure all gates are left as found. Do not disturb any livestock. For further information please contact Ashbourne Office 01335 342201 or email [Ashbourne@bagshaws.com](mailto:Ashbourne@bagshaws.com)

### Rights of Way, Wayleaves and

### Easements:

There are no rights of way, wayleaves or easements crossing the land and access to it is via the Manifold Valley

### Method of Sale:

The land is for sale by private treaty.

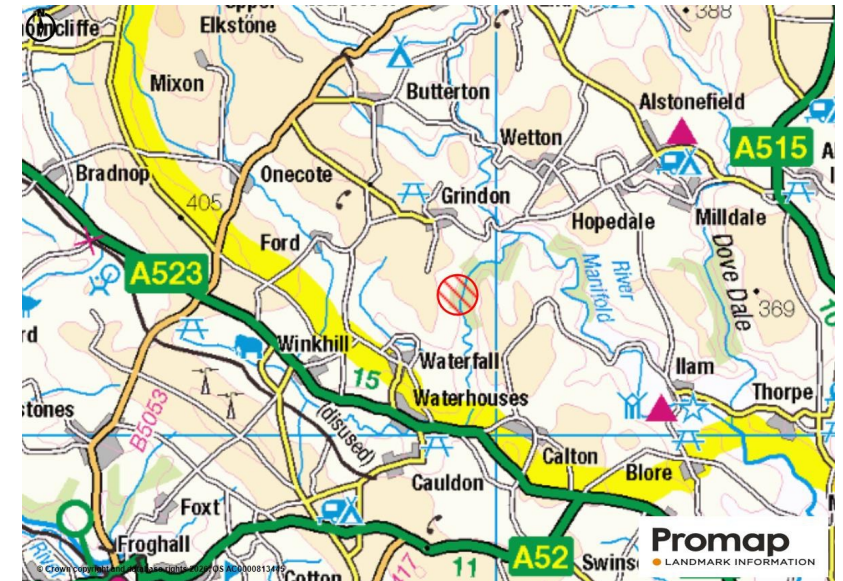
### Local Authority:

Staffordshire Moorlands District Council,  
Moorlands House, Stockwell Street,  
Leek, ST13 6HQ. T: 0345 605 3010



### 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





Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : [Ashbourne@bagshaws.com](mailto:Ashbourne@bagshaws.com)

[www.bagshaws.com](http://www.bagshaws.com)

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Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
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