



Woodland off Mugginton Lane End Lane
Weston Underwood, Ashbourne



**Woodland Off Mugginton Lane End Lane
Mugginton Lane End
Weston Underwood
Ashbourne
Derbyshire DE6 4PP**



1.20 ac

An exciting opportunity to acquire a manageable block of amenity woodland offering a variety of mature trees. The woodland sits within a popular rural location, extending to approx. 1.20 acres, perfect for those with rich environmental or lifestyle interests.

For Sale by Informal Tender.

Tender deadline Friday 17th October 2025 at 12pm.

Guide Prices: £20,000 - £30,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description

A parcel of woodland situated in a rural yet accessible location, within the hamlet of Mugginton Lane End. The woodland extends to approximately 1.20 acres (0.49 hectares), a manageable size, offering a wide variety of established tree species with a grassy understorey. The property offers great accessibility via a right-of-way across the lane to the south, with post and wire boundaries to the perimeter. The woodland offers excellent amenity appeal in a beautiful rural setting, whilst remaining highly accessible, suiting a wide range of buyers including neighbouring landowners, amenity purchasers and those seeking a lifestyle interest.



General Information

Location:

The woodland is rural yet accessible to nearby popular towns including Belper to the east (6.2 miles), Ashbourne to the west (7.5 miles) and Matlock to the north (11.1 miles), where a wide range of amenities can be found. The city of Derby is just 8.5 miles to the south and Nottingham lies 22 miles to the east. 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.

Directions:

From Ashbourne town centre, head east on the A517, signposted for Belper. Follow the A517 for approximately 5 miles, continuing through the village of Hulland Ward. As the road forks, with The Black Horse pub in front, bear right and follow that lane for approximately 2 miles. The woodland can be found on your right hand side, indicated by our For Sale board.

Mineral, Sporting and Timber Rights:

The rights are included insofar as they exist.

Services:

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

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Method of Sale:

This property is to be sold by Informal Tender, the tender deadline is Friday 17th October 2025 at 12pm. Tenders to be received at Bagshaws, The Agricultural Business Centre, Bake-well 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. The property benefits from a right-of-way for access across the track to the south of the plot, suitable for all vehicles.

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.

Vendor's Solicitors:

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

Local Authority:

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

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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