



Woodland off Low Matlock Lane Loxley, Sheffield



Woodland off Low Matlock Lane

**Loxley
Sheffield
S6 6RN**



6.12 ac

An excellent opportunity to acquire a attractive block of mature woodland/amenity land with the benefit of direct frontage on to the River Loxley, situated in an attractive semi rural location.

Guide Price: £20,000



Bakewell Office - 01629 812777



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Description:

Shown edged RED on the plan, the property presents an excellent opportunity to acquire an attractive block of woodland and amenity land occupying a peaceful semi rural setting within the sought after village of Loxley. The woodland comprises a mixture of mature broadleaved tree species, including Beech, Birch, Sycamore and Oak, together with a diverse understorey of native shrubs, providing excellent wildlife and amenity appeal. The property enjoys direct frontage on to the River Loxley and also includes half of the riverbed and half of the adjacent weir, creating a unique setting. The land is steeply sloping and undulating in nature, offering varied topography.

Extending to approximately 6.12 acres (2.48 hectares) the property does not benefit from any direct vehicular access, however does benefit from pedestrian access just off Low Matlock Lane.



General Information

Location:

The property is located on the outskirts of the village of Loxley situated near to the village of High Bradfield and city of Sheffield. The village of High Bradfield is located approximately 3.2 miles north west of the property and the city of Sheffield is located approximately 5.3 miles south east of the property. The property has good network links to nearby towns and settlements.

Directions:

Heading north west from Loxley along Rodney Hill continue along here for approximately 200 yards then take a sharp left turn on to Loxley Road continue along here for 100 yards then turn right on to Black Lane continue along here for 200 yards then take a left turn on to Low Matlock Lane then take a sharp right turn and the property is located a short way along the footbridge.

What3words// guard. flash. Spark

Services:

No mains services are connected.

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

The rights are included insofar as they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Parking is advised outside Little Matlock Rolling Mill, however please park sensibly and be mindful of other residential properties.

Method of Sale:

The property is offered by way of Private Treaty, leading to best and final if required.

Rights of Way, Wayleaves, Easements and Covenants:

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

There are a number of PROW crossing parts of the subject property.

Vendor's Solicitors:

LFBB (Ian Clay), 14-16 Paradise Square, Sheffield, S1 2DE

Local Authority and Planning Authority:

Sheffield City Council, Town Hall, Penistone Street, Sheffield, S1 2HH

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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