



Cobnar Wood & Ponds Chesterfield

**Cobnar Wood & Ponds
Carrwood Road
Chesterfield
Derbyshire S41 9RQ**



48.06 ac

A unique and exciting opportunity to purchase an attractive block of mature woodland, rich in biodiversity, together with two sizeable fishing ponds (subject to a licence), and a natural brook running through. Ideally positioned on the edge of Chesterfield with great access points both vehicular and pedestrian, the property offers excellent accessibility, perfect for those with rich environmental or lifestyle interests.

For Sale by Informal tender.

Tender deadline 26th September 2025 at 5pm.

Guide Prices: £275,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property is situated in a semi-rural location on the outskirts of Chesterfield, immediately to the south of the A61 Bypass connecting Chesterfield to Sheffield (10 miles), offering a peaceful setting with convenient access to local amenities. Further nearby towns include Dronfield to the north (6.0 miles), Bolsover to the south east (9.6 miles), and Matlock to south west (13.5 miles).



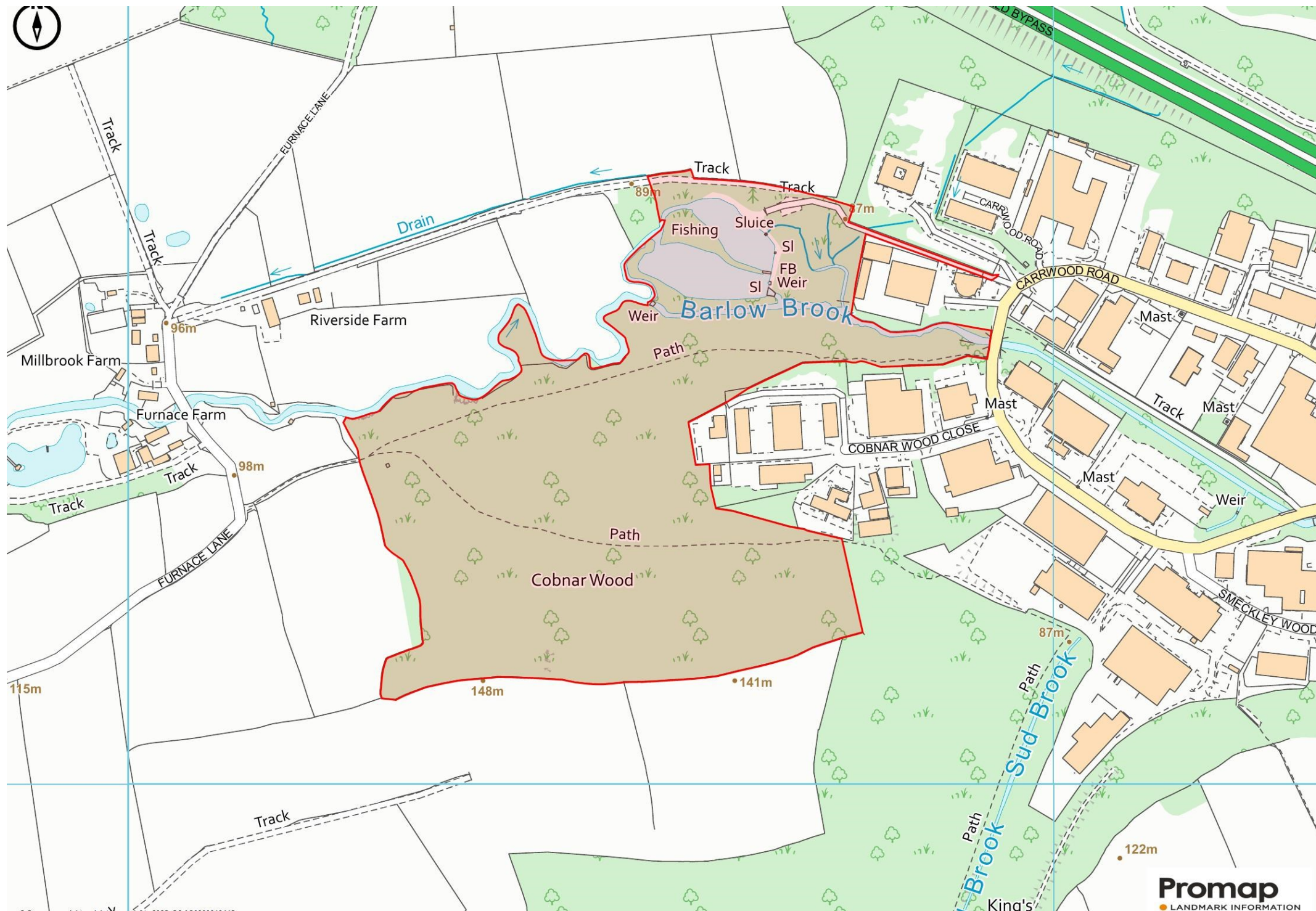
Description

The sale of Cobnar Wood presents a rare opportunity to acquire a mature, densely wooded parcel of land extending to approximately 48.06 acres. The woodland comprises a rich mix of established tree species with an attractive grassy understorey, creating a peaceful and picturesque setting. The area supports a high level of biodiversity, offering a range of habitats for wildlife, enhanced by the presence of Barlow Brook which meanders through the centre of the property. A number of well-walked public footpaths cross the woodland, adding recreational value. The property benefits from multiple access points suitable for both vehicles and pedestrians. The land is subject to a restocking notice requiring the replacement of certain whip trees, as an offset for previously felled timber, further details can be given on request.

Situated to the north of the woodland are two substantial fishing ponds, home to a variety of fish species and pondlife. These ponds are currently let on a licence to private permit holders, further details can be given on request.

Cobnar Wood will appeal to a wide range of buyers, including neighbouring landowners, investors seeking natural capital opportunities, and those seeking a lifestyle or sporting interest. The land offers excellent amenity value in a beautiful countryside setting, whilst remaining highly accessible to good transport links and the town centre.





General Information

Directions:

From Chesterfield town centre, head north along the A61 for approximately 3 miles, taking the second exit at two roundabouts to continue on the A61. Exit up the slip road, signposted for Unstone, Dronfield. At the crossroads turn left onto Broombank Road, heading into the industrial park. The road merges into Carrwood Road, the property can be found on the left hand side indicated by our 'For Sale' board.

From Sheffield city centre, head south on the A61 and follow the road for approx, 10 miles merging onto the Unstone-Dronfield By Pass. Exit the A61 left down the slip road signposted for Unstone. At the roundabout take the third exit and follow the road round under the bridge onto Broombank Road, heading into the industrial park. The road merges into Carrwood Road, the property can be found on the left hand side indicated by our 'For Sale' board. What3words///covenants. Grab.star

Mineral, Sporting and Timber Rights:

The rights are included insofar as they exist.

Services:

There are no mains services at the property, although the land does benefit from a natural water supply.

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. The fishing ponds and rights are currently let on a lease, further details can be given on request.

Method of Sale:

This property is to be sold by Informal Tender, the tender deadline is 26th September 2025 at 5pm. Tenders to be received at Bagshaws, The Agricultural Business Centre, Bakewell DE45 1AH. The vendors (Chesterfield Borough Council) expect contributions towards fees, in addition to the purchase price. Further details are available on request.

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 is subject to two public footpaths running through. The property benefits from a right of way off Furnace Lane, Barlow for secondary access by 4x4 or tractor. The main track and car park off Carwood Road provides vehicular access/parking to the fishing permit holders for the ponds, for as long as the licence stands.

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:

Chesterfield Borough Council—Legal Services, FOA Procurement & Contracts Law Manager, Town Hall, Rose Hill, Chesterfield S40 1LP

Local Authority:

Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield S40 1LP

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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