



Hallmoor Wood Hallmoor Road  
Matlock



# Hallmoor Wood Hallmoor Road

Matlock

Derbyshire, DE4 2HQ



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32.80  
acre(s)

32.8 acres or thereabouts of established woodland in a sought after location. For sale by informal tender, due Wednesday 12th October 2022 at 12:00 Midday

## Guide Price

£130,000



Bakewell - 01629 812777



bakewell@bagshaws.com

### Location:

The woodland sits on the outskirts of the Village of Darley Dale, being located close to the busy towns of Matlock and Bakewell, within easy reach of Chesterfield and Sheffield.

### Description:

The property comprises a lovely block of 32.8 acres of well established woodland, together within a inactive dimension stone quarry – the offering will be of particular interest to those with recreational, environmental or conservation interests.

The woodland affords excellent metalled road allowing vehicular access through the woodland.

### Viewing:

The land may be viewed at all reasonable times when in possession of a copy of these particulars.

Please exercise care when accessing the site as there are former quarries on site.

### Services:

None connected.

### 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. There is a Severn Trent pumping station located within the woodland.

### Timber, Mineral and Sporting Rights:

Included.

### Tenure & Possession:

The property is sold freehold with vacant possession upon completion.

### Woodland Taxation:

Commercially managed woodland can qualify for 100% relief from Inheritance Tax after two years of ownership. The sale of timber is exempt from Income and Capital Gains Tax.

### Planning Authority:

Derbyshire Dales District Council  
Town Hall  
Bank Rd  
Matlock  
DE4 3NN

### Vendor's Solicitor:

TBC

### Method of Sale:

The land is offered by way of informal tender. All best and final bids must be submitted in writing on the prescribed tender form (available on request from the Bakewell office) and must be received in the Bakewell office by 12 noon on Wednesday 12th October 2022

### Agents Note:

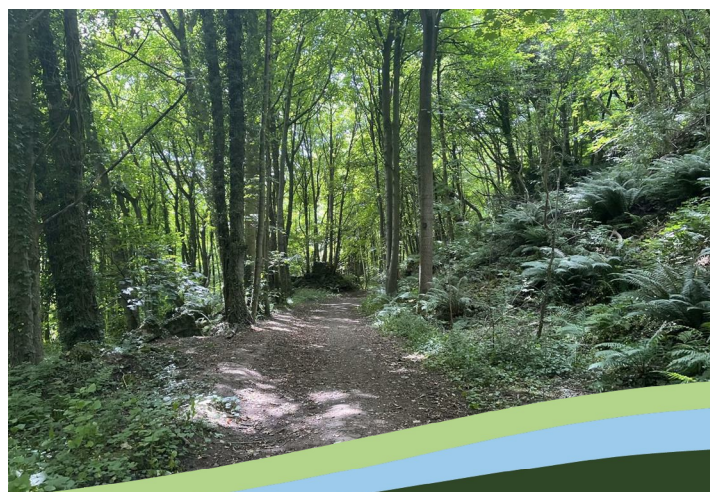
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.

### Reinstatement Obligations:

The Vendor has reinstatement obligations with Derbyshire County council relating to the stone quarry. It is the vendors expectation that such will be further disclosed prior to completion, with no works required by the purchaser. Any offers made are on this understanding. In order for the vendor to address these formalities, prospective purchasers should be aware that completion may be longer than typically the case.

## Agents Notes

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BURY &  
HILTON



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In partnership with Bury and Hilton

### Offices in:

|           |              |
|-----------|--------------|
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| Bakewell  | 01629 812777 |
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| Leek      | 01538 383344 |
| Penkridge | 01785 716600 |
| Uttoxeter | 01889 562811 |



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