



Woodland off Bent Lane Darley Dale

**Woodland Off Bent Lane
Darley Dale
Matlock
Derbyshire
DE4 2HN**



8.52 ac

An exciting opportunity to acquire a pleasant block of amenity woodland offering a variety of mature trees. The woodland sits on the outskirts of a popular town, extending to approx. 8.52 acres, perfect for those with rich environmental or lifestyle interests.

Guide Prices: £50,000



Bakewell Office - 01629 812777



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Description

A parcel of woodland situated in a rural yet accessible location, on the outskirts of Darley Dale and the Peak District National Park. The woodland extends to approximately 8.52 acres (3.45 hectares), a manageable size, offering a wide variety of established tree species with a grassy understorey. The property is accessible via a right-of-way, with dry stone walled to the perimeter. The woodland offers excellent amenity appeal in a beautiful rural setting, whilst remaining nearby to towns and amenities, 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 Darley Dale to the south (0.8 miles), Matlock to the southeast (2.9 miles), Bakewell to the northwest (5.5 miles), and Chesterfield to the northeast (9.9 miles) where a wide range of amenities can be found. 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:

The right of way leads off Bent Lane, to the west of the woodland, currently this access track is slightly overgrown. For viewings, interested parties may find the footpath to the north west of the woodland easier. Parking at Back Lane, DE4 5LP, walk south down to lane before turning right to follow the footpath down a track. Follow the footpath round to the left, before eventually meeting the woodland boundary.

Woodland what3words// sway. Ember.covenants

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 private treaty

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 west of the plot.

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:

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock, Derbyshire DE4 3LZ

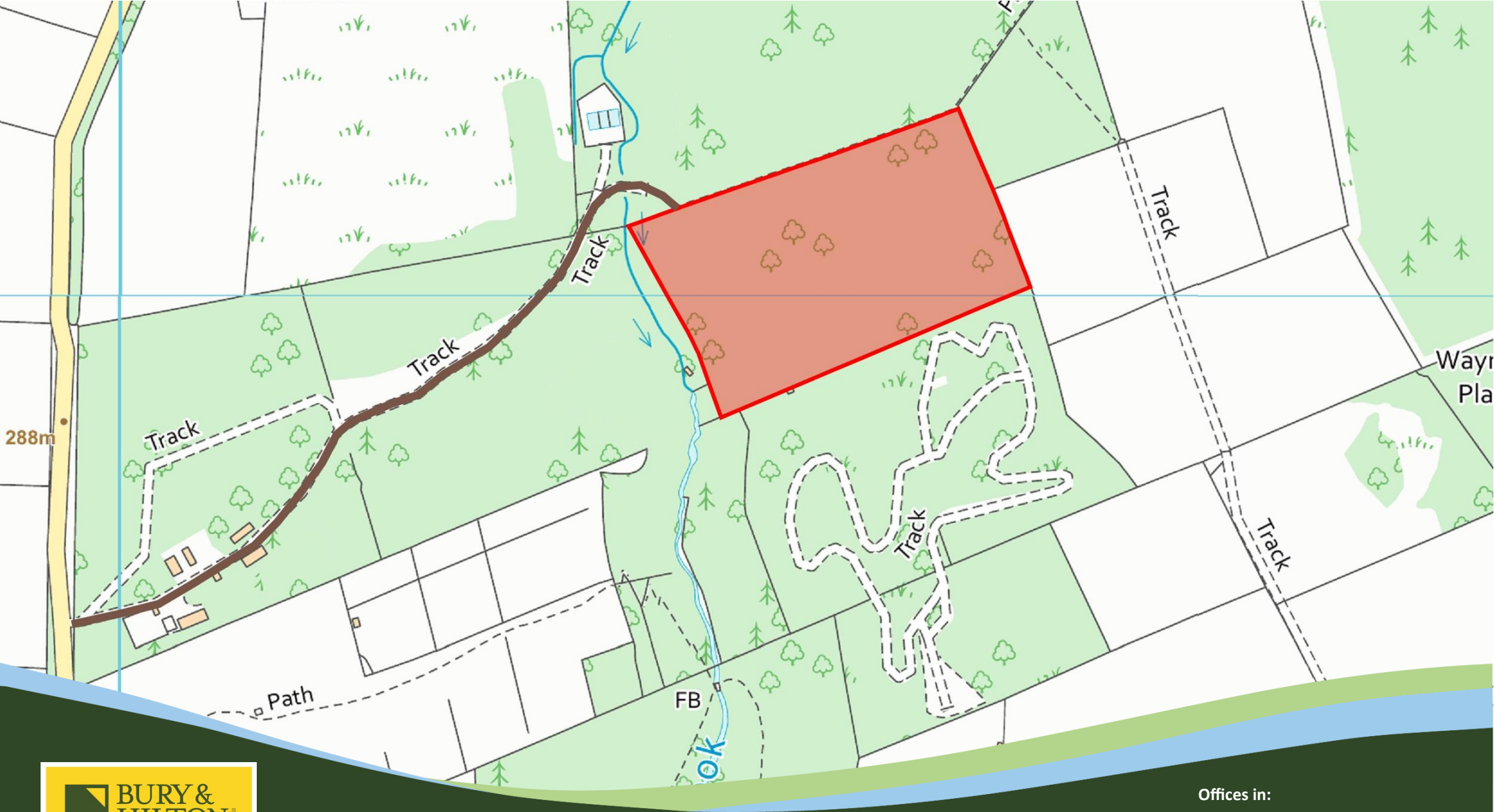
Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, 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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