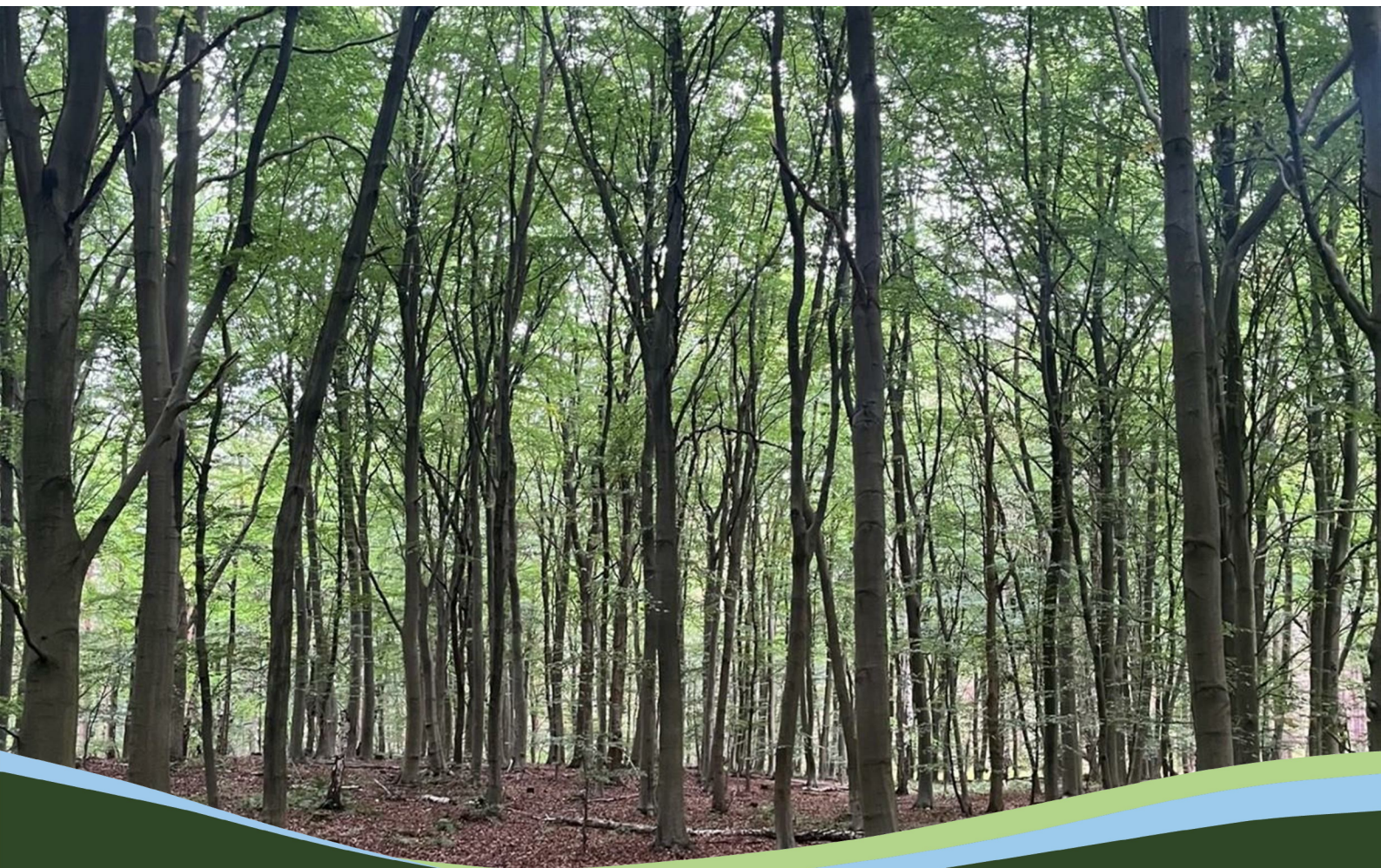




Lane End Wood Clumber



Lane End Wood Clumber

S80 3BH



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25.20
acre(s)

Lane end wood amounts to 25.2 acres (10.2ha) of Mixed pine and broadleaved woodland, benefiting from an excellent roadside position and major road connections. The property offers an attractive opportunity for commercial, environmental or lifestyle investors.

Guide Price

£130,000



Bakewell - 01629 812777



bakewell@bagshaws.com

Description

Lane end wood was established between the late 1950's and the 1960's, predominantly planted with beech, Corsican and Scots pine along with an array of broadleaf species. The species present to this day hold commercial value whilst simultaneously appealing to investors seeking to extract environmental value or amenity benefit, both being of increasing popularity.

Location:

Lane End Wood is situated in the heart of the Dukeries, conveniently adjoining the B6034 Worksop to Ollerton road as well as having gated access onto the Clumber Road, 2 miles south of Worksop. The A1 is located 7 miles east of the property offering convenient connections both North and South of the country.

Directions

From Worksop the property is situated 2 miles south alongside the B6034 from the A57 roundabout, with the primary access located left off the B6034 on the Clumber Road (What 3 Words location: fixture.sheets.providing)

Mineral/Sporting Rights:

All mineral rights are believed to be reserved out of the title.
The Sporting rights as far as they exist are included.

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:

Private treaty

Public access:

The entirety of the property is dedicated under Countryside and rights of way act 2000, allowing complete access on foot.

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 accessible primarily from the Clumber Road, 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.

Local Authority:

Bassetlaw District Council, Queens Buildings, Potters Street S80 2AH

Solicitors Details

Eve Lake Conveyancing and Legal Services, Unit 5 Eccles Business Centre, Eccles Lane, Hope Valley, S33 6RW

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.

Taxation

Notably following 2 years of ownership, commercially managed woodland can receive a complete exemption from inheritance tax. Furthermore, timber sales do not attract income tax or capital gains tax charges.

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