



Woodland off Harding's Lane Hartington



**Woodland Off Harding's Lane
Hartington, Buxton
Derbyshire
SK17 0AY**



3.12 ac

A pleasant block of amenity woodland offering a variety of mature trees with a rock face and grass understorey. The woodland sits on the outskirts of a popular village of Hartington, extending to approx. 3.12 acres, perfect for those with rich environmental or lifestyle interests.

Guide Price: £15,000



Bakewell Office - 01629 812777



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Description

A parcel of woodland situated in a rural yet accessible location, on the outskirts of Hartington within the Peak District National Park. The woodland extends to approximately 3.12 acres (1.26 hectares), offering a variety of established tree species situated on a hillside with rock face with a grassy understorey. The property is accessible from the road, with dry stone walled to part of 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 sought after village of Hartington which is 0.8 miles with the market towns of Bakewell being to the east (9.5 miles), and Ashbourne to the south (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 within the Peak District National Park.

Directions:

From the centre of Hartington, head east out of the village along the B5054. follow the road approx. 0.75 miles and then there is a junction on the left for Crowdecote, take the right hand turning onto Harding's Lane, the Woodland will be on the right hand side indicated by our for sale board.

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Sporting, Timber and Mineral Rights:

The sporting and timber rights are included insofar as they exist. The mineral rights are not 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:

The property is offered 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.

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:

Bowcock and Pursaill Solicitors , 54 St Edward St, Leek , ST13 5DJ

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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