



Woodland part of Dilhorne Woods
Dilhorne



Woodland part of Dilhorne Woods Dilhorne, ST10 2PL



21.5 AC

This sale of a significant block of woodland offers an exceptional opportunity to purchase an important and extensive woodland extending to 21.5 Acres (8.70 Ha) not far from the village of Dilhorne.

Viewing is essential to appreciate the interest of the woodlands and its considerable environmental qualities..

Guide Price: £175,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

The woodland is situated in a beautiful and peaceful area of Staffordshire with vehicular access from the road.



Agents Notes: 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.

Directions:

From Cellarhead take the A52 towards Cheadle. After about one mile take the right hand turn towards Dilhorne. After approximately half a mile turn right onto Tickhill Lane. Follow for about a mile and the gate to the woodland is on the left immediately before Oak Tree Farm.

Location:

The woodland is situated off Tickhill Lane via a private track..

Description:

This is a great opportunity to acquire a delightful woodland which has conservation, forestry and sporting attractions. The woodland extends through some peaceful countryside and consists of a mixture of tree species including oak, ash, sycamore, birch and holly and offers some immediate thinning potential subject to Forestry Commission Licence, or for use as conservation or sporting woodland.

There is a small stream running through the woodland and pond. The eastern side is accessed by a private crossing over a steam railway. There are a number of clearings within the woodland providing some grassland areas which enhance the diverse habitats.

There are no public footpaths across the land and it is an extremely tranquil and private woodland home to a wide variety of wildlife.

Services:

We understand that there are no services to the land.

General Remarks**Tenure and Possession:**

The property is sold freehold with vacant possession upon completion.

Viewing:

Strictly by appointment through the Ashbourne Office on 01335 342201 or email ashbourne@bagshaws.com

Sporting and Timber Rights:

Sporting and timber rights are believed to be in hand.

Mineral Rights

Mineral rights are specifically excluded from the sale,

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ. T: 0345 605 3010

Areas

Please note all areas are based on computer Promap plans.

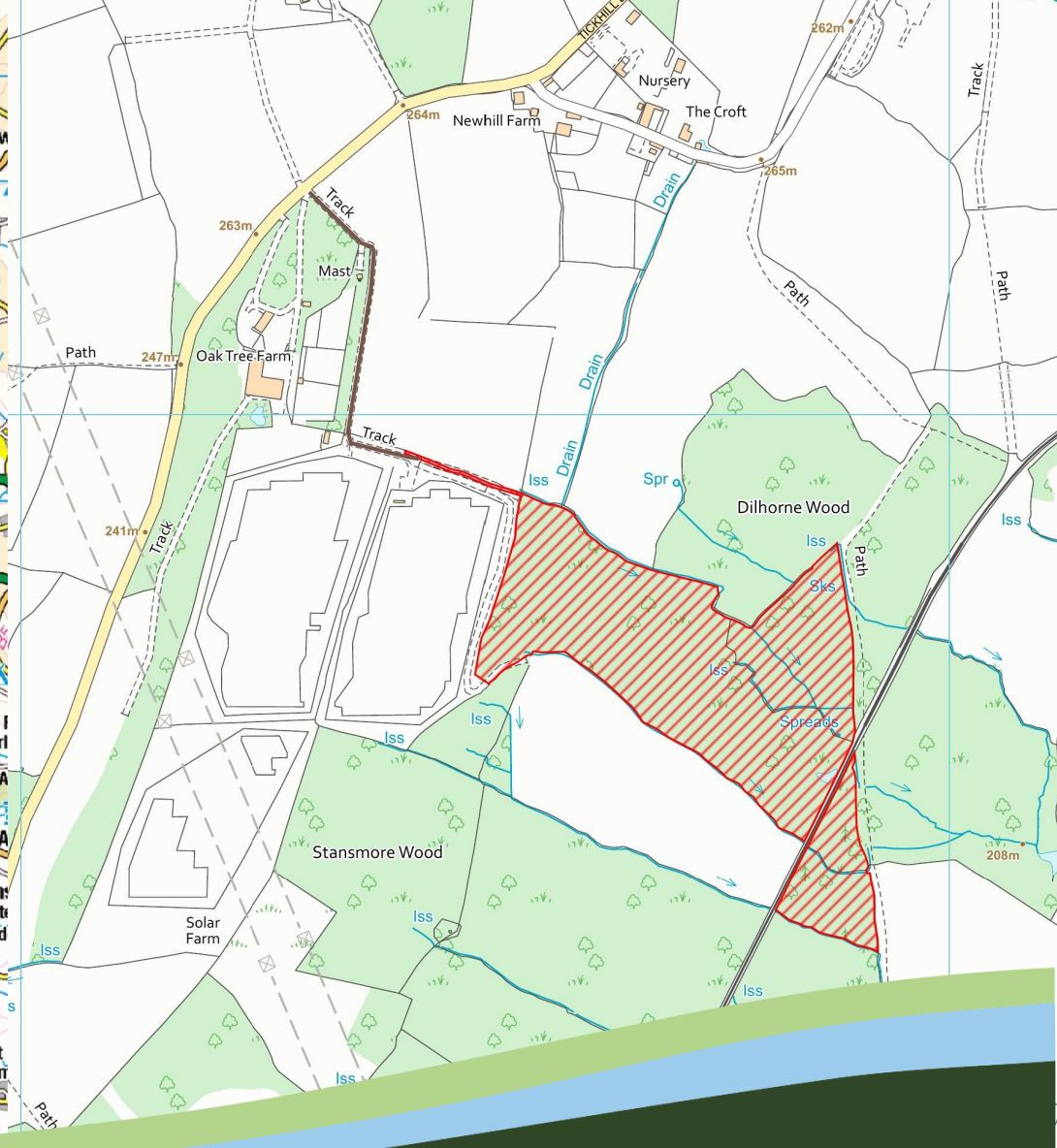
Solicitors

Sara Pickerin, Tinsdills solicitors, 25 Albion Street Hanley, ST1 1QF. T: 01782 262031.

Money Laundering Regulations 2017:

All interested parties must provide relevant documentation in order to provide proof of their identity and place of residence when submitting their tender. The documentation collected is for this purpose only and will not be disclosed to any other party.





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