



Woodland

Walton's Wood, Wingerworth



**Becks Wood,
Walton, Derbyshire
S42 7LG**



7.5 Ac

This sale of a delightful block of woodland offers an exceptional opportunity to purchase an attractive area of woodland conveniently located not far from the town of Chesterfield.

Viewing is essential to appreciate the interest of the woodland and its considerable environmental and timber qualities

Guide Price: Offers in excess of £100,000



Ashbourne Office - 01335 342201



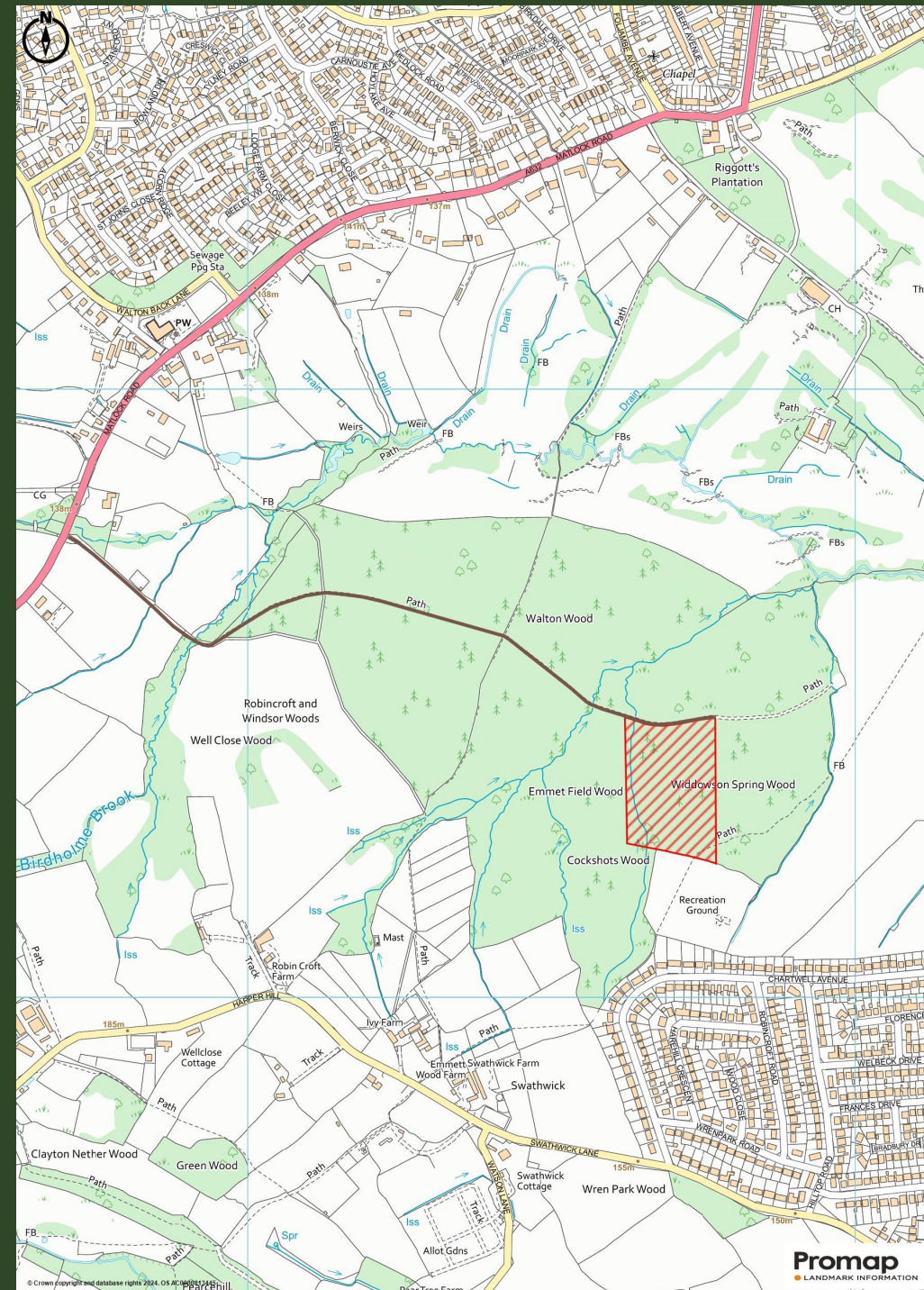
ashbourne@bagshaws.com

Description:

We understand that this woodland formed part of an ancient woodland site and has since been planted with a mixture of Corsican and Scots Pine. There is an area of native broad leaved trees which include oak, rowan and birch with some ash and sycamore growing along an area of the woodland which benefits from a wetter area and a stream which runs through during high rainfall periods. Hard standing and storage container included within the sale.

The woodland has many environmental attractions with plenty of wildlife and wide selection of birds.

The quality of the timber is good and the whole woodland would benefit from a selective thinning if so wished subject to a Forestry Commission Felling Licence.



Location

The woodland is situated close to Chesterfield in a delightful rural position and extends to 7.5 acres (3.03 Ha) or thereabouts..

Directions:

From Chesterfield proceed on the A632 towards Matlock and after approximately 2 miles you will see our "For Sale" sign on the left. There is a parking area beside a gate and on foot one can follow the farm track for about 400 yards reaching the gate into Walton Woods.

Beck Wood is approximately 750 yards further down the track and is on your right hand side marked with a gate and name.

What3words: ///solve.beats.curl

Services:

We are not aware of any services being connected to the wood.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Mineral, Sporting and Timber Rights:

As far as we are aware mineral, sporting and timber rights are included within the sale insofar as they exist.

Viewing:

Please contact the Ashbourne Office on 01335 342201, or email ashbourne@bagshaws.com if you require vehicular access. Alternatively if you are prepared to access on foot please have

a copy of Bagshaws sales particulars to hand.

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.

There is a small section of a public footpath that crosses the southern section of the wood.

Method of Sale:

The land is offered for sale by Private Treaty.

Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Spire House, Waterside Business Park, Ashbourne, Derbyshire, DE6 1DG.
T: 01335 346772. Contact: Denise Graham

Local Authority:

Chesterfield Borough Council, Gravel Lane, Chesterfield, S41 7LF.

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.





Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE
 T: 01335 342201
 E: Ashbourne@bagshaws.com
www.bagshaws.com
 In partnership with Bury and Hilton

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