



Woodland off Netherwood Road  
Wingerworth





# Woodland off Nethermoor Road

Wingerworth

Chesterfield

S42 6LW



14.67ac

An opportunity to acquire an attractive block of woodland, measuring approximately 14.67 acres (5.94 hectares), offering a natural water supply and roadside frontage. The sale of this woodland provides huge amenity, timber and sporting potential.

**Guide Price: £95,000**



Bakewell Office - 01629 812777



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## Description:

A rare opportunity to acquire a sizeable block of woodland, on the outskirts of the popular village of Wingerworth, offering a mixture of main broadleaf species with a dense mixed bramble understorey to the south of the block. The block extends to approximately 14.67 acres (5.94 hectares), with roadside frontage to the south and a natural water supply running through the north. The woodland appeals to those with leisure and amenity interests, as well as offering a timber value and sporting interests, a unique opportunity that rarely becomes available in such acreage.

## Location:

The woodland is located between the villages of Wingerworth and New Tupton, with easy access to both, each offers a wide range of basic amenities. Further nearby towns include; Chesterfield to the north (3.8 miles), Matlock to the southwest (7.5 miles), and Mansfield to the east (12.4 miles). The woodland locates just outside of the Peak District National Park, with many nearby rural walks, activities, and beauty spots on offer.





**Directions:**

Head south out of Chesterfield on the A61 and continue along that road. At the roundabout take the second exit for Derby A61, and follow the road for approx. 1.2 miles into Tupton. At the roundabout take the third exit, signposted for Wingerworth, onto Nethermoor Road. The woodland can be found on the right-hand side approx. 0.4 miles along, indicated by our For Sale board.

**What3Words:** tripods.chairs.enjoyable

**Services:**

There are no services available. Redleadmill Brook runs along the boundary of the woodland provide a natural water source.

**Tenure and Possession:**

The land is sold freehold, with vacant possession upon completion.

**Sporting and Timber Rights:**

The sporting rights are included with this property. We understand the timber rights are included as far they exist.

**Viewing:**

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

**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.

**Method of Sale:**

The property will be offered for sale by private treaty.

**Woodland Taxation:**

Commercially managed woodland can qualify for 100% relief from Inheritance Tax after two years of ownership. The sale of timber is exempt from Income and Capital Gains Tax.

**Vendor's Solicitors:**

BRM Solicitors c/o Megan Craig, 99 Saltergate, Chesterfield S40 1LD

**Local Authority:**

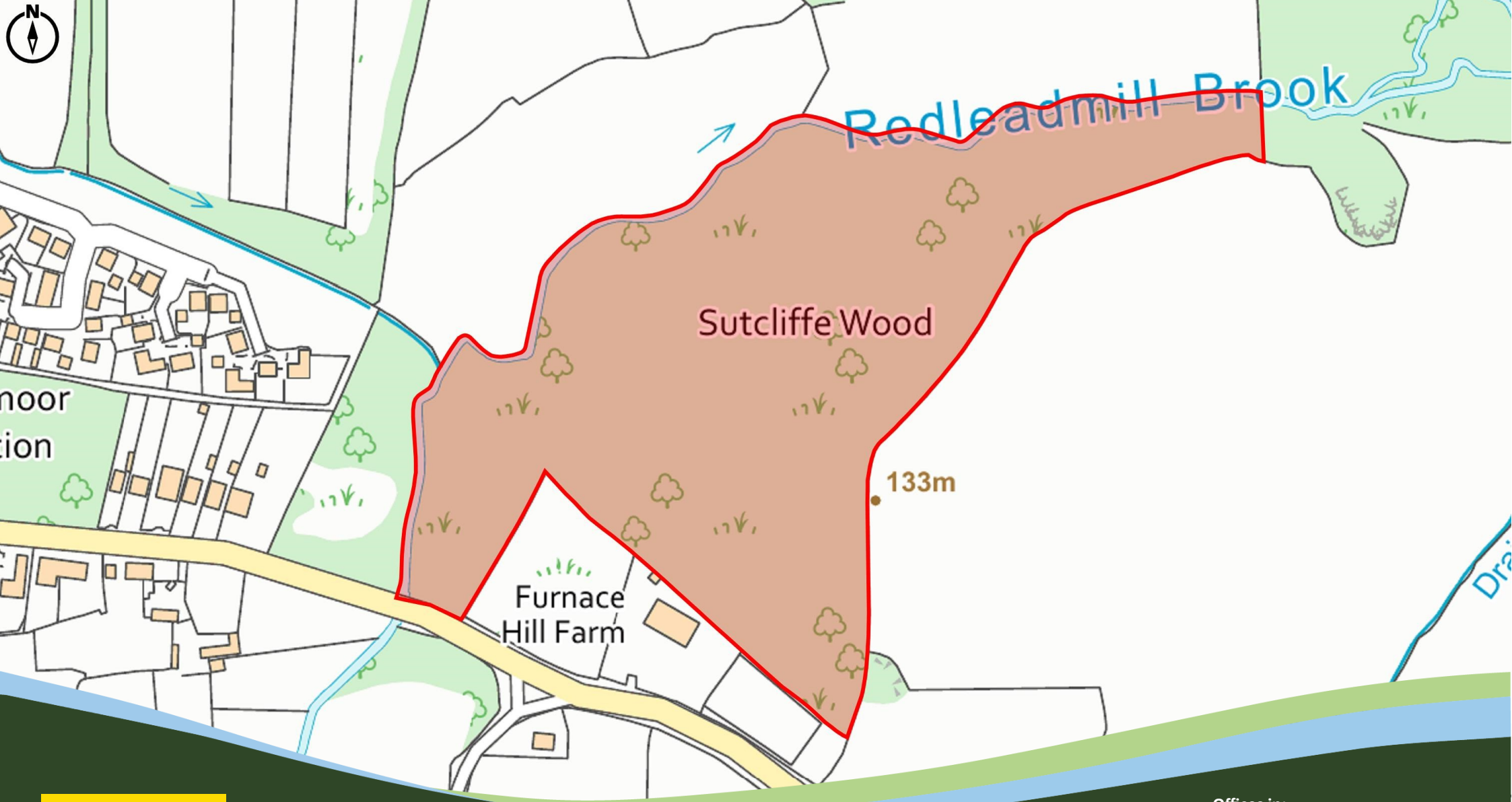
North East Derbyshire District Council, 2013 Mill Ln, Chesterfield S42 6NG

**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.







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