



Woodland off Bent Lane
Darley Dale



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Darley Dale

DE4 2HE



9.7ac

An opportunity to acquire an attractive block of woodland, measuring approximately 9.7 acres with roadside access, in a desirable area.

For Sale by Informal Tender, Tenders due 11th November 2024

Guide Price: £75,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

A rare opportunity to acquire a sizeable block of woodland, on the outskirts of the popular village of Darley Dale, the woodland is well established and will be of particular interest to those with recreational, environmental or conservation interest.

Location:

The woodland sits on the outskirts of the Village of Darley Dale, being located close to the busy towns of Matlock and Bakewell, within easy reach of Chesterfield and Sheffield.

Directions:

Heading south on the A6 , turn onto Northwood Lane, continue on Northwood Lane before turning left onto Bent lane after Approximately 900m. Continue on Bent Lane for approximately 1km where the land will lie on the right hand side as indicated by our For Sale Board



What3Words: Currently.finishes.bedrock

Services:

There are no services available.

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 Informal Tender.

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:

Stephen Morrison, Thurstan Hoskin Solicitors, Chynoweth, Chapel Street, Redruth, TR15 2BY

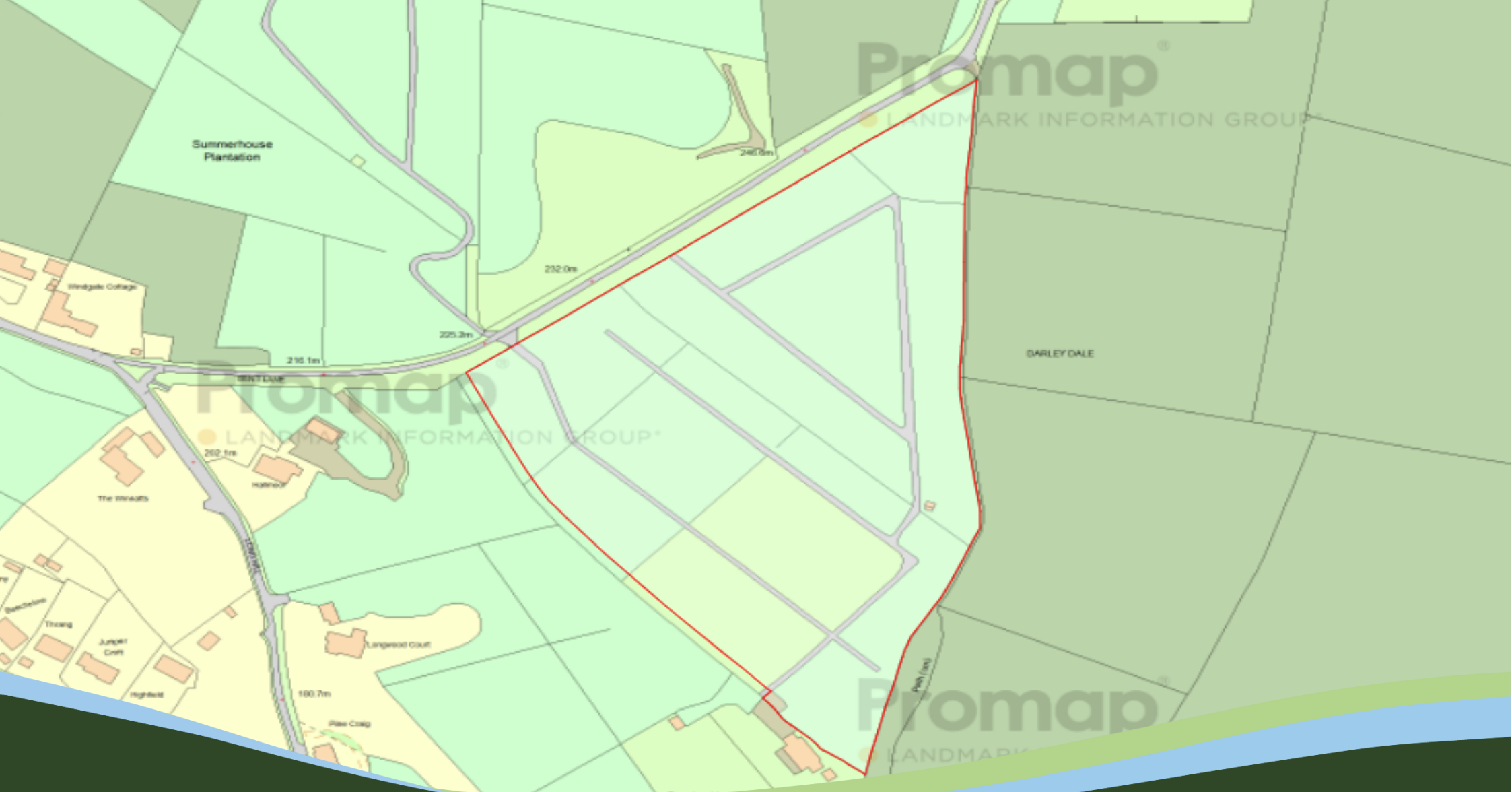
Local Authority:

Derbyshire Dales District Council

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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