



Around 4.40 Acres Woodland
South Leverton, Retford

BROWN & CO JH Walter



Around 4.40 Acres, Retford Road, South Leverton

An attractive parcel of woodland extending to around 4.40 acres to the west of South Leverton with road frontage to Retford Road. It is made up of a variety of native mixed broadleaf trees including Ash and some Oak trees. Woodland offers a number of amenity uses subject to any necessary planning consents. There are other potential benefits of Woodland ownership like capital land value growth, carbon credits and tax advantages. Interested parties are advised to seek specialist advice prior to purchasing.



Access

The woodland can be accessed from the Western end close to the lay-by.

Boundaries

The woodland spans from west to east and finishes at the gap between the two parcels of woodland. The buyer will be required to fence the Eastern boundary within 3 months of completion.

Tree Preservation Order

We understand there is a tree preservation order on the woodland and we have requested further details from Bassetlaw District Council. We shall update the particulars as soon as this information is received.

Agents Note

We understand from the seller that there is around 1000 tons of mainly top soil on the western side of the woodland that will be included in the purchase price.

Easements Wayleaves & Rights of Way

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

Tenure & Possession

Freehold with vacant possession and for sale by private treaty.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

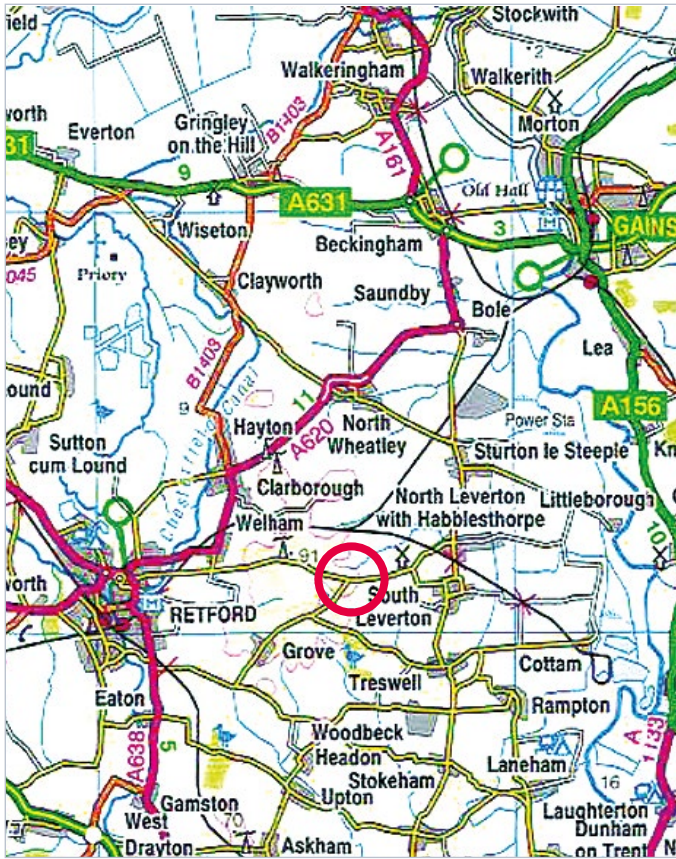
Viewing Procedure

Please contact a member of the agency team on 01522 504304 to confirm your full details prior to viewing the woodland.

Agent

James Mulhall 01522 504304
lincolncitycentre@brown-co.com





Directions - DN22 0EA

From North & South Leverton follow the Retford Road and the woodland can be found on your left just before the turning for Caddow lane.

<https://what3words.com/ruin.repeating.connector>

IMPORTANT NOTICES

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