

FOR SALE

WOODLAND AT JACKSDALE, ASHFIELD, NOTTINGHAM DE55 4PE

(approx. postcode)

Approximately 10 acres of woodland for sale
Freehold with Vacant Possession

OFFERS IN EXCESS OF £150,000

Jacksdale – 2.3 miles | Alfreton – 3 miles

Land Details

A fantastic opportunity to purchase approximately 10.23 acres of woodland in Jacksdale, Nottingham. The woodland comprises mixed native trees of which some are natural growth and some having been planted approximately 20 years ago.

The woodland benefits from direct access from Alfreton Road. The woodland is bordered by the railway line and to the south the site adjoins a public right of way. The site was formerly part of the railway cutting but it is noted that no fill was put on site. The southern boundary of the land borders the Smotherly Opencast. The land is included with the SJU037 SHELAA site.

The land is subject to the following designations:

- Green Belt (EV1)
- SHELAA Site – SJU037

Access

Access to the woodland is obtained from Alfreton Road. The site benefits from a dropped curb.

Services

It will be the responsibility of the purchaser to investigate whether any other services can be made available.

Location

The land is located in an attractive position, approximately 2.3 miles north west of Jacksdale and is marked with a red circle on the location plan overleaf.

Rights of Way and Easements

As far as we are aware, there are no other rights of way or easements crossing the land.

Sporting & Mineral Rights

The Sporting & Mineral Rights are in hand and included in the sale so far as they are owned.

Schedule

<u>NATIONAL GRID NO</u>	<u>HECTARES</u>	<u>ACRES</u>
SK4452 2760	4.14	10.23
<u>TOTAL</u>	<u>4.14</u>	<u>10.23</u>



Method of Sale

The freehold of the property is offered for sale as a whole by Private Treaty moving to Informal Tender if necessary. Closing date for all enquiries and offers by 12pm on 12 September 2024.

Viewings

Interested parties may walk the land at any time during daylight hours provided they carry a copy of the particulars with them. Interested parties are responsible for their own safety.

Directions

From Selstone, head along the B600 towards Alfreton. The woodland can be found on the left handside before the Railway bridge (Pye Bridge). The land will be marked with a 'For Sale' board.

Enquiries and Further Information

All enquiries should be made to Felicity Wright at WebbPaton. Telephone: 01793 842055. Email: felicity@webbpaton.co.uk.

Uplift/Development Clause

The property will be sold subject to an uplift clause whereby the current vendors will receive 30% of any increase in value upon the granting of planning permission for residential and commercial development over a period of 25 years, from when the property is sold.

Data Room

An online data room is available for the sale. Please contact WebbPaton for access.

What3Words

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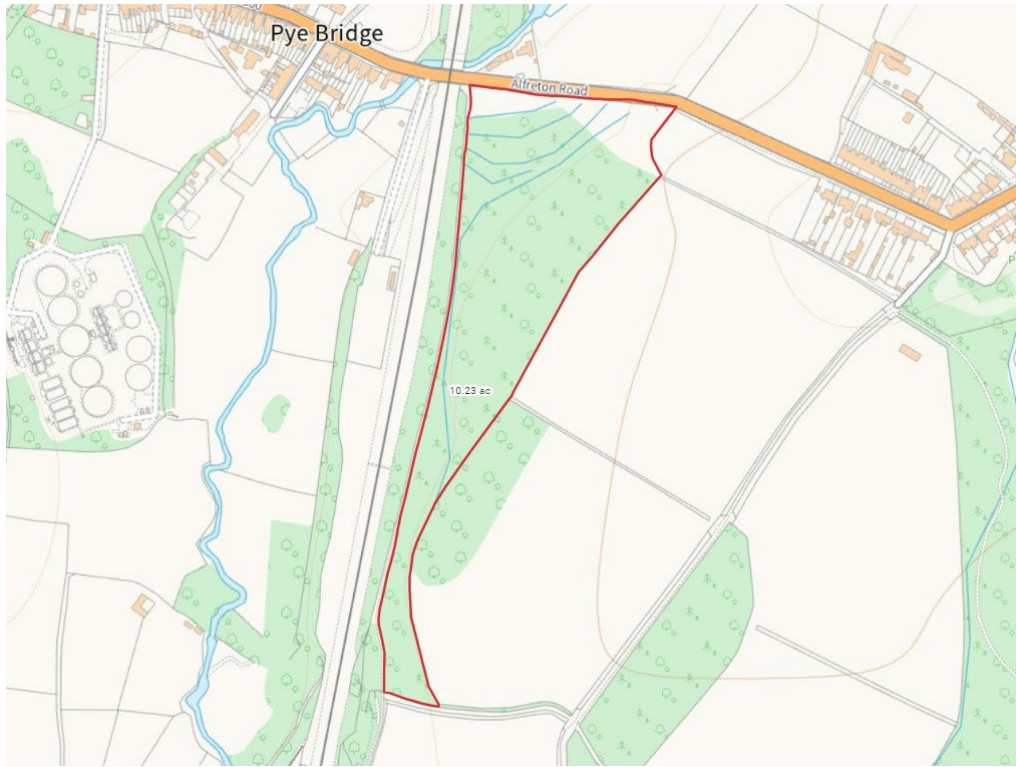
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Approximately 10 acres of Woodland

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(approx. postcode) Approximately 10 acres of Woodland



IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.
- 6) Particulars dated: July 2024.

WebbPaton Rural & Commercial Valuers
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