



Woodland off Lullington Road, Netherseal,
Swadlincote, Derbyshire DE12 8BE

HOWKINS &
HARRISON

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Approximately 16.16 acres of attractive woodland situated in the heart of the National Forest.

Location

The woodland is situated between Grangewood, a small rural hamlet and Overseal, a popular and active village within the county of South Derbyshire. Overseal has a variety of local amenities. The market towns of Ashby de la Zouch and Swadlincote are within easy reach and offer retail shops, public houses, restaurants, and a leisure centre.

Access to the woodland is from Lullington Road.

Distances

- Swadlincote: 4.2 miles
- Ashby de la Zouch: 5.7 miles
- Burton upon Trent: 8.4 miles
- Tamworth: 11.7 miles

Distances to Tourist Venues

- Conkers: 2.9 miles
- Twycross Zoo: 6.3 miles
- Calke Abbey: 9 miles
- Drayton Manor: 15.1 miles





Description

The property extends to approximately 16.16 acres (6.54 ha) and comprises of a large block of woodland with grassland areas and rides between the trees.

The woodland has mature hedged boundaries and has been well maintained with paths mown along the rides between the trees.

The woodland comprises a mixed broad leaves and coniferous woodland providing a good habitat for a variety of wildlife. The woodland has a wide variety of species including oak, ash, sweet chestnut, wild cherry however the main species planted is poplar.

Woodland Grant Scheme- The woodland was established under the National Forest Tender Scheme in 2003. The agreement has reached the end of the annual payment period however as per the schemes requirements the land should remain under appropriate woodland management and felling licenses must be applied for the removal of trees. Purchasers should be aware of the obligations under the agreement and be prepared to take on the management responsibility.

The permissive public access is to remain on the land until 2028.

Further information on the tender scheme is available on request.

Services

There are no services currently connected to the property. Purchasers are to make their own enquiries as to connectivity.

Overage Clause

The property is sold with an overage clause which claws back 25% of any development uplift in value attributed to any change of use or planning permission for a period of 25 years. For the avoidance of doubt the overage will not be triggered by any agricultural, equestrian or forestry use.

Easements, Wayleaves and Rights of Way

There are two public footpaths that cut across the property. There are several permissive tracks throughout the woodland as per the grant scheme requirements. The land is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of the sale, whether disclosed or not.

Planning

The property sits within the confines of South Derbyshire District Council – 01283 595795. Subject to planning the property may be suitable for leisure and tourism uses.

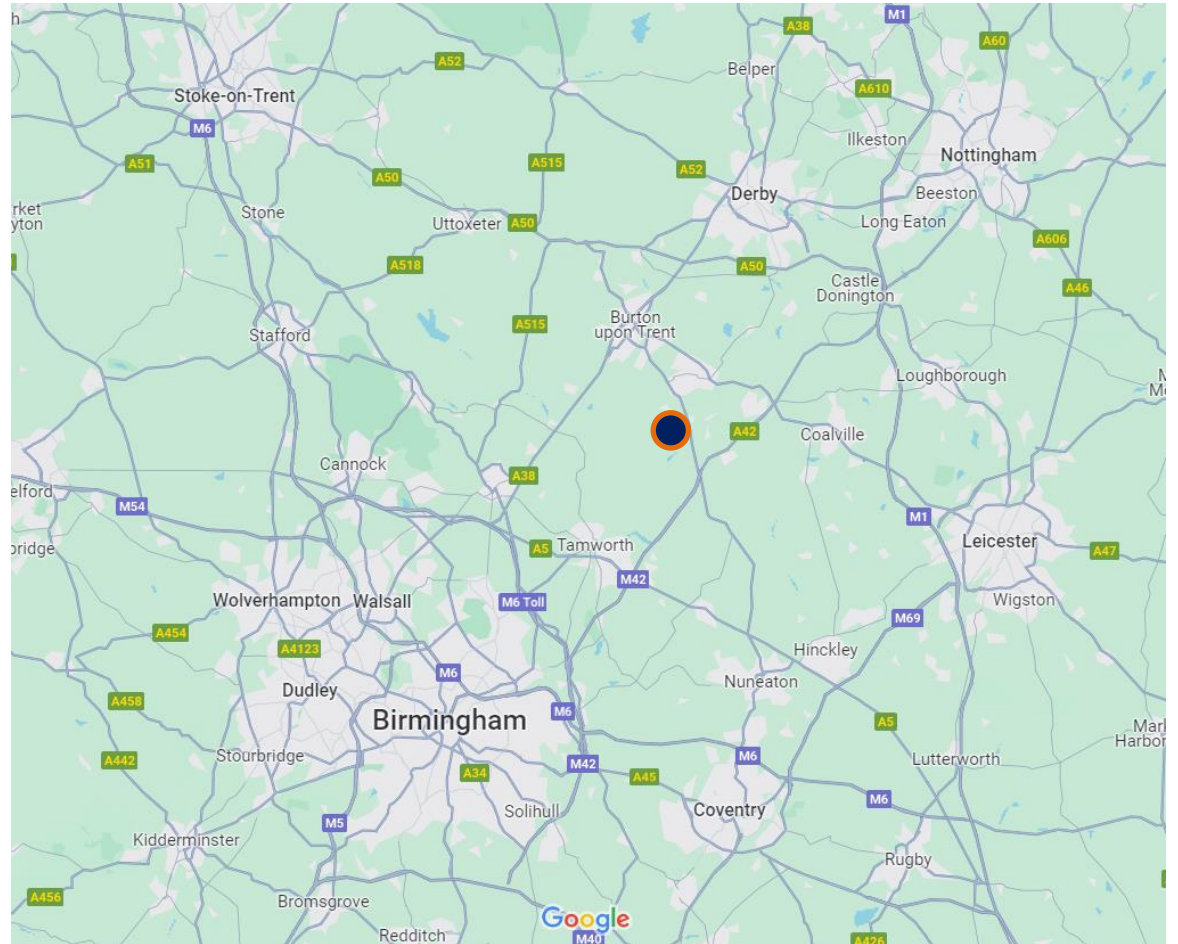
Tenure and Possession

The property is sold freehold with vacant possession upon completion.

Viewing Arrangements

The property may be viewed from the public footpath at any reasonable time.

Please contact Anna Meynell on 01530 877977 or by email to anna.meynell@howkinsandharrison.co.uk



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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Howkins & Harrison

58 Market Street, Ashby De La Zouch, LE65 1AN

Telephone

01530 877977

Email

ashby@howkinsandharrison.co.uk

Web

howkinsandharrison.co.uk

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