

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



**9.47 Acres or Thereabouts of Mature Woodland
with grass access track
Known as 'Bennywall Wood', Kirk Ireton, Ashbourne,
Derbyshire, DE6 3JR**

Guide Price Offers over £60,000

Directions

The woodland lies on Blackwell Lane being a short distance from Kirk Ireton, as shown on the location plan attached.

The land will be identified by means of the agents 'For Sale' board. The land is shown edged in red on the attached plan. The woodland lies a short distance from Carsington Water.

What3Words Location Code: ///nuptials.protrude.famines

Description

The woodland has the benefit of an access track that is included off Blackwall Lane with a decent sized parking area at the end of the track adjacent to the woodland as shown below.

The mature woodland of mixed species has the benefit of a natural stream running through the woodland known as 'Bennywall Brook' which adds considerable amenity value.



The woodland offers an excellent opportunity for those with conservation and environment, as well as having excellent opportunity for recreational or amenity uses, subject to any necessary consents.

Services

There are no mains services connected.

Tenure and Possession

The land is held freehold and vacant possession will be given upon completion.

Local Authority

The local authority is Derbyshire Dales District Council to whom interested parties should make their enquiries of planning or other relevant matters.

Viewings

At any reasonable time with a set of these particulars.

Wayleaves & Easements

The land is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



Please Note:
This picture is taken from the adjacent field not included in the sale to show the woodland from a distance.

Location Plan



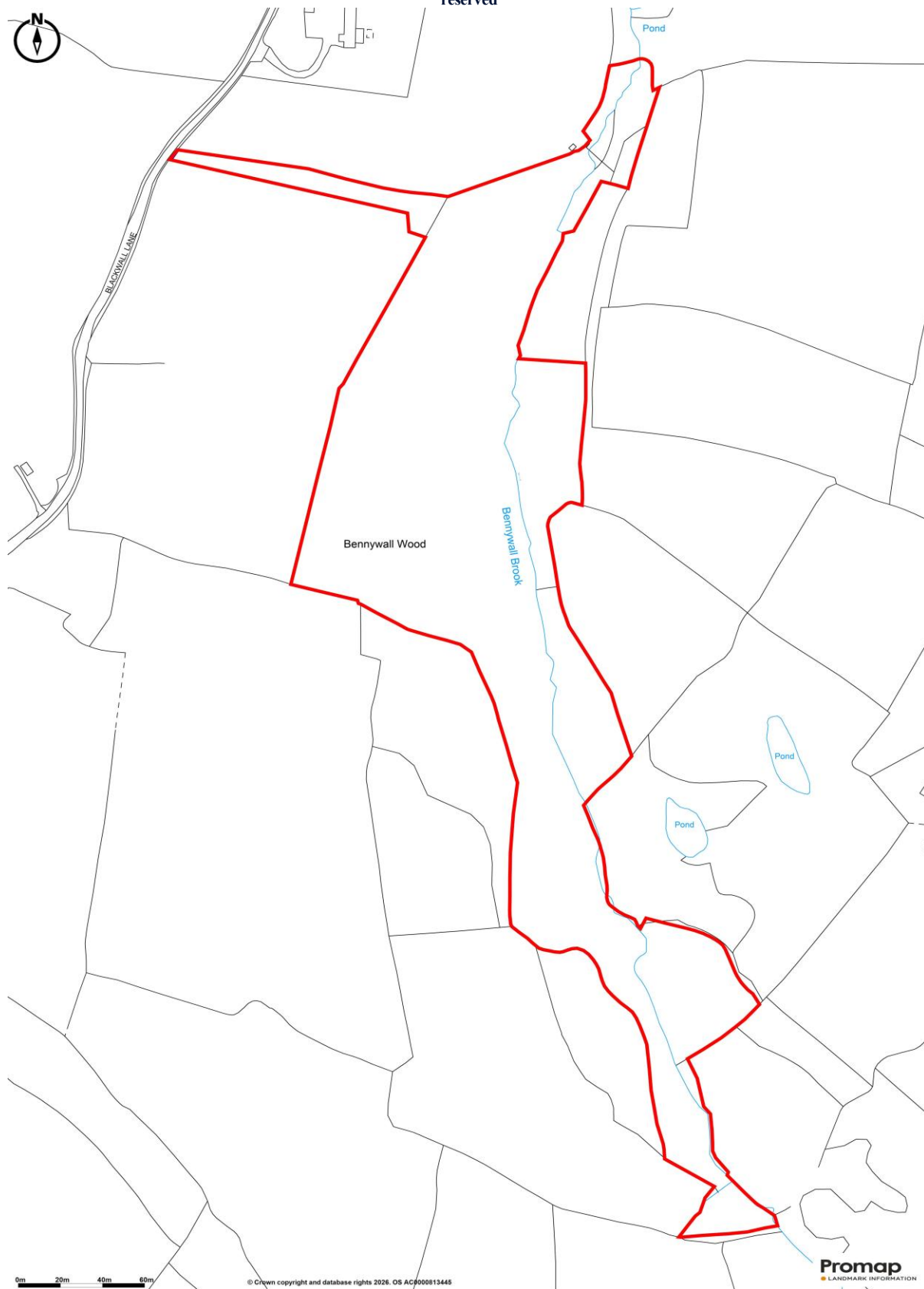


There is an interesting feature within the woodland of a concrete dam with natural water flowing in and out. It is considered that if it was cleaned out fully it would have considerable potential as a sizable water collection feature.



FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract. **Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved**



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