



Woodland at Summerhouse Plantation off Bent Lane, Darley Dale



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Darley Dale

Matlock

Derbyshire DE4 2HE



7.51 ac

An exciting opportunity to acquire a well-established block of woodland offering a dense variety of mature trees, historically utilised as a nursery site. The woodland sits on the edge of the village of Darley Dale boasting good roadside access points, perfect for those with rich environmental, lifestyle, or investment interests.

For Sale by Private Treaty

Guide Price: £75,000



Bakewell Office - 01629 812777



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Location:

The woodland sits in a semi-rural location, close-by to the Peak District National Park, whilst being situated on the outskirts of Darley Dale village where a wide range of amenities can be found. Further nearby towns include: Matlock to the southeast (3.7 miles), Bakewell to the northwest (5.4 miles), Buxton to the northwest (17.3 miles), and Chesterfield to the north (9.9 miles). The cities of Derby, Sheffield, and Nottingham are each within a 30 mile commute respectively. Despite its easy access for commuters to nearby commercial districts it is immediately surrounded by open countryside.



General Information

Description:

A parcel of woodland situated in a rural yet highly-accessible location, within the village of Darley Dale, extending to approximately 7.51 acres (3.04 hectares). The woodland is of manageable size, offering a wide variety of well-established mature tree species with a dense mixed bramble and grassy understorey. The woodland benefits from two good roadside access points from Bent Lane, and formerly utilised as a nursery site, with an aged internal track for vehicular access running through—convenient for maintenance.

The woodland offers excellent amenity appeal in a rural setting, whilst remaining close-by to amenities, suiting a wide range of buyers including neighbouring landowners, amenity purchasers and those seeking a lifestyle interest with an element of timber and sporting value. The woodland is also likely to appeal to investment purchasers and those with rich-environmental interests.

Directions:

From Matlock town centre, head north west on A6 Bakewell Road. Continue along the road for approx. 3.3 miles heading through Darley Dale. Just after the Grouse Inn turn right onto Whitworth Road and follow the road up the hill for around 0.5 miles. Then take a right turn onto Foggs Hill before turning right again into Bent Lane. The property can be found approximately quarter of a mile up on the left hand side, identified by our 'For Sale' board.

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Mineral, Sporting and Timber Rights:

The rights are included insofar as they exist.

Services:

We are not aware of any mains services at the property.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Vendor's Solicitors:

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock, DE4 3LZ

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

Method of Sale:

This property is for sale by Private Treaty.

Rights of Way, Wayleaves & Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

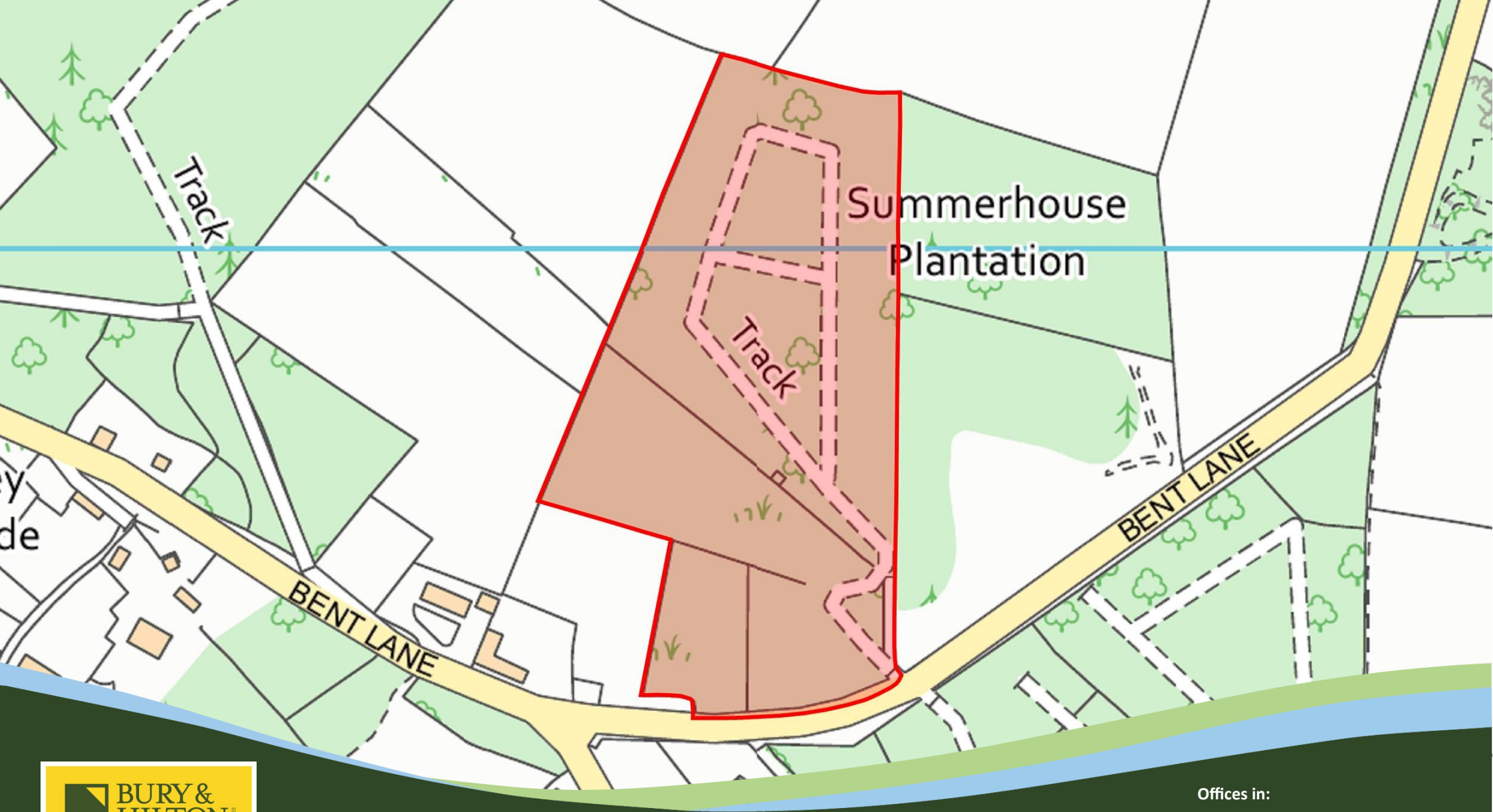
Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing. Please note the red outline on photos is indicative and should not be relied upon.





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