

Woodland

Hamps Valley, Waterhouses

BAGSHAWS EST 1871
Land • Property • Livestock

Woodland at Hamps Valley

Waterfall

Waterhouses

26.05acres (10.546 Ha)

Guide Price £125,000

Description:

An excellent and quite unusual opportunity to purchase 26 acres of woodland within the Hamps Valley adjoining the Manifold Trail.

This area is of considerable landscape and conservation value and within the woodland are two areas of grazing. The land is SSSI (Site of Special Scientific Interest). There is a mixed species of generally native trees and shrubs with an abundance of diverse flora.

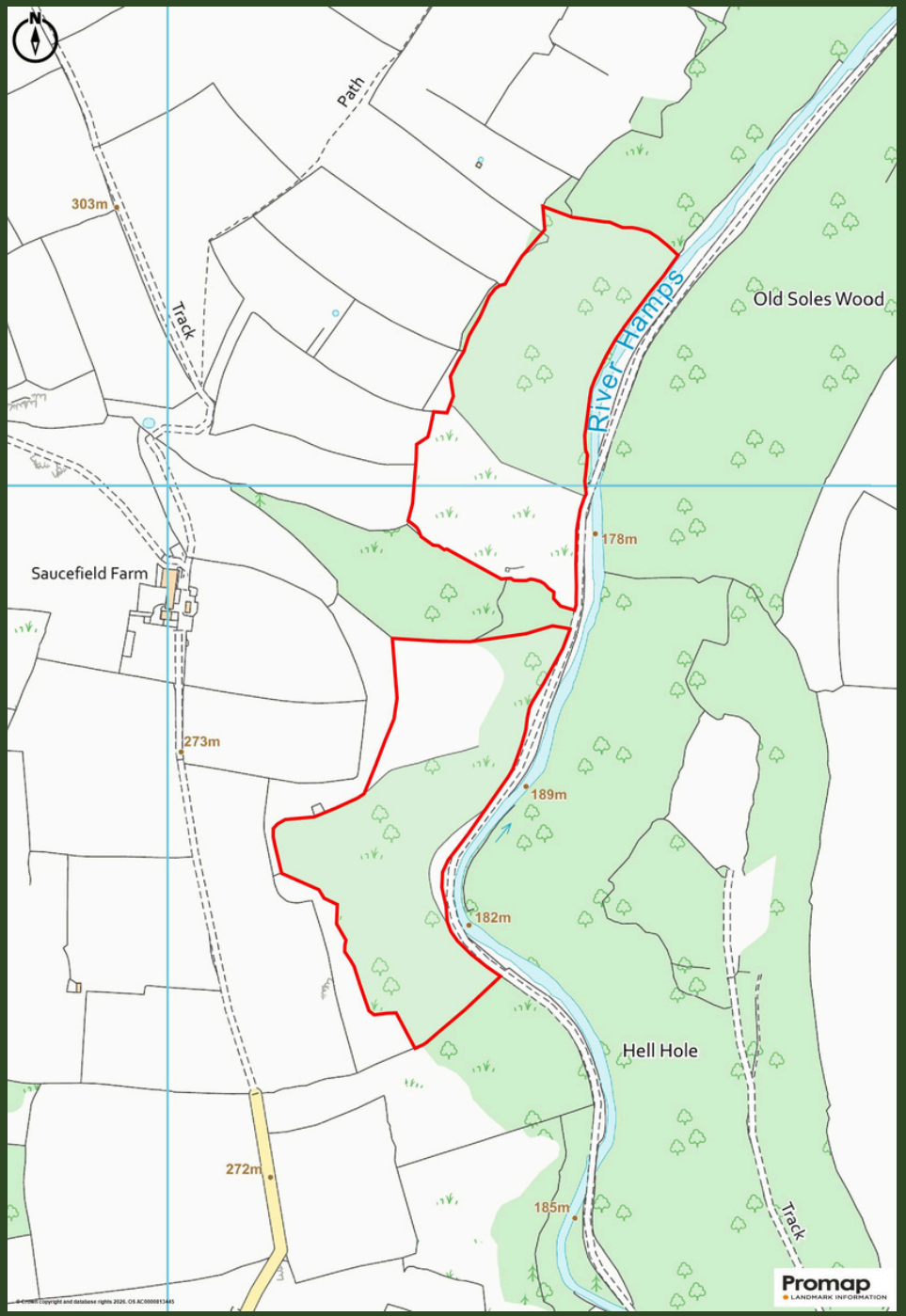
Location:

The woodland is situated approximately a mile north of Waterhouses by following the Manifold Trail running along side the River Hamps.

What3words : Signified.nothing.attending

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com



Directions:
Follow the Manifold Trail from Waterhouses for about a mile and the woodland will be found on the left hand side.

Services:
No services are connected

Tenure and Possession:
The woodland is sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights:
It is understood that these are included in the sale as far as they exist.

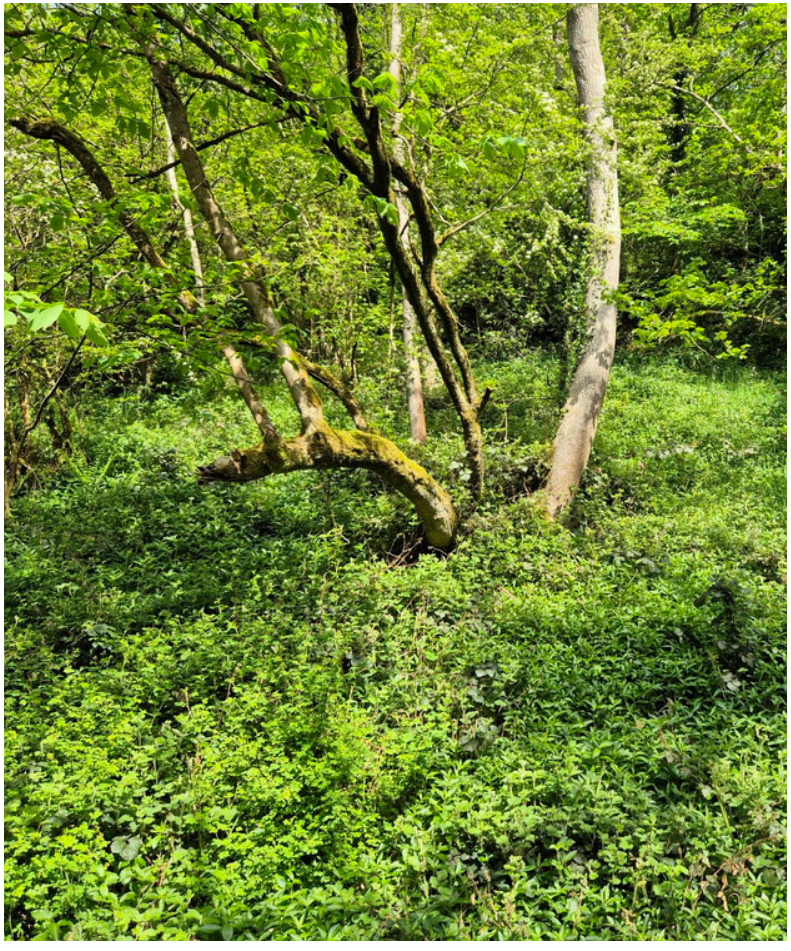
Viewing:
Interested parties may view during daylight hours when in possession a set of these particulars. Please ensure all gates are left as found. Do not disturb any livestock. For further information please contact Ashbourne Office 01335 342201 or email Ashbourne@bagshaws.com

Rights of Way, Wayleaves and Easements:
There are no rights of way, wayleaves or easements crossing the land and access to it is via the Manifold Valley

Method of Sale:
The land is for sale by private treaty.

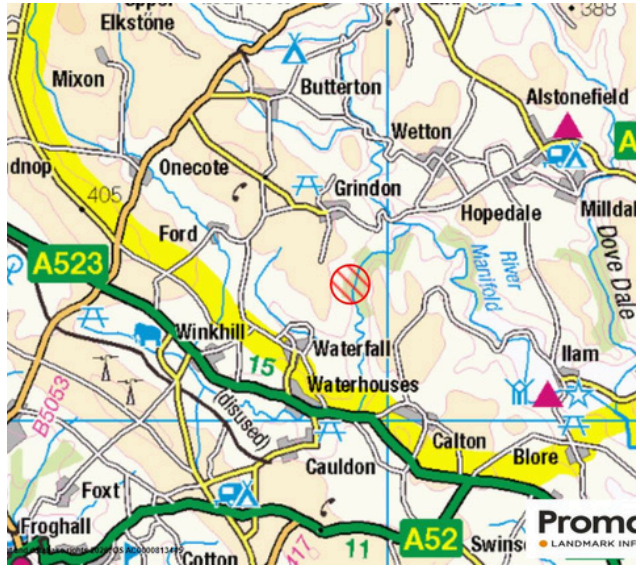
Local Authority:
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. T: 0345 605 3010

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.





Agents Notes
Bagshaws LLP have made every reasona ble effort to ensure these details offer an accurate and fair description of the prop erty. 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 rela tion to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are ap proximate and based on information available at the time of printing





BURY & HILTON
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BAGSHAWS
Land · Property · Livestock

Vine House, Ashbourne, Derbyshire, DE6 1AE
T : 01335 342201
E : ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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