



Black Bank Wood
Coley Hole, Ipstones



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Coley Hole

Ipstones

Staffordshire

ST10 2JS

Guide Price: £100,000

Description:

An excellent opportunity to acquire a very attractive woodland with direct road access extending to 18.6 Acres (7.53 Ha)

The woodland is situated in a lovely area of the Staffordshire Moorlands and is very private containing a good mixture of generally native trees and understorey.

Opportunities to acquire a woodland of this charm are very limited.

Location:

From Ipstones following Church Lane and continue along this for approximately a mile. After a right angle bend the lane drops downhill and the woodland will be found on the right hand side.

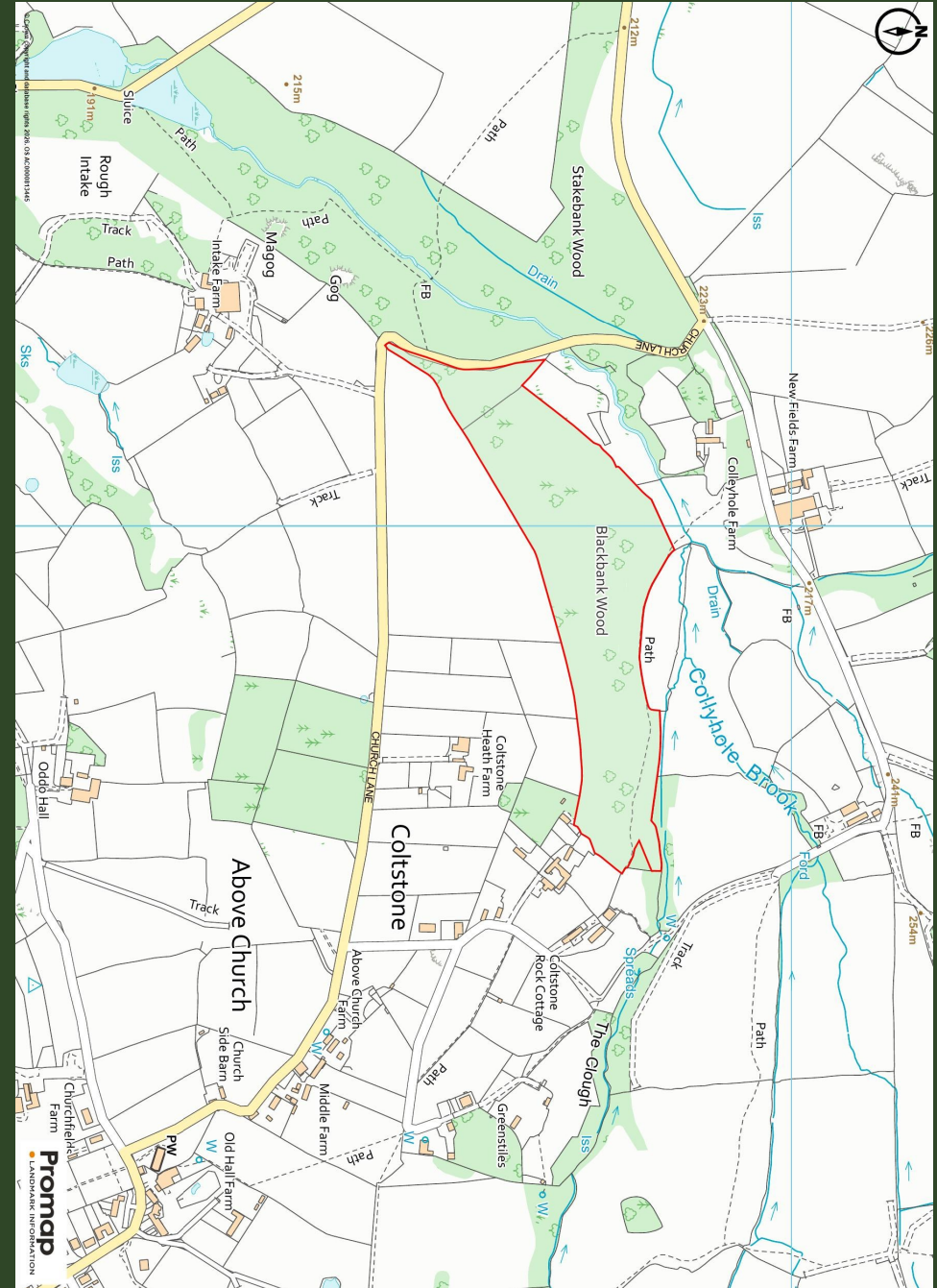
What3words : masts.flattery.aviation



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Services:

No services are connected.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights:

These are included insofar as they exist.

Viewing:

Interested parties may view during daylight hours when in possession of a set of these sales particulars.

Rights of Way, Wayleaves and Easements:

There is direct access from the public highway into the wood and we understand there is a public footpath which runs along part of the woodland.

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

**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.



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