



## Highview Wood, near Wirksworth, Derbyshire



**3.93 acres, £48,000 (freehold)**

---

**Nearest postcode:** DE4 4PU **OS Map No:** 119 SK 266 527 **What3Words:** Woodland Entrance ///swordfish.efficient.went

## Highview Wood, near Wirksworth, Derbyshire. 3.93 acres, £48,000 (freehold)



### ***A rich and secluded oak and mixed broadleaf woodland, with incredible views over the Derbyshire Dales.***

Highview Wood is nestled in a secluded part of the Derbyshire Dales, just south of the Peak District National Park. Its moderately sloping south-facing aspect provides incredible views of the surrounding valley and benefits from some flatter areas towards the northern boundary.

Mature oak, ash and sycamore are found in the upper canopy, with the lower canopy comprising of elm, elder, field maple, holly, and hazel. On my last visit, I observed two roe deer making their way along the track, and I could hear the calls of greater spotted woodpecker and jay. There are signs of badger and squirrels too, suggesting a diverse range of wildlife call this ancient woodland home.

The woodland floor is carpeted in wild garlic, vibrant bluebells and dog's mercury, giving a splash of colour in spring as the dappled sunlight filters through the canopy, filling the wood with their wonderful scent.

Highview is well accessed by a stone track which is suitable for year-round use by two and four-wheel drive vehicles. There are no tracks or rides currently through the wood

besides animal tracks, but with a bit of time and energy, one could establish steps and tracks to access all parts of the site. There is a handy pull-in area to park a vehicle off the main track for easier access to the wood.

A Forestry Commission Felling Licence is in place, but the majority of the timber related to this has already been removed. Any additional extraction could be carried out in line with the 5m<sup>3</sup> per calendar quarter rule or a new licence would be required for anything in excess of this.

Highview is an opportunity to own a wonderful piece of Ancient Woodland in a beautiful and wild part of the world. The woodland offers significant amenity value and would make a great place to camp out with friends and family, enjoying the views and sense of seclusion. Also on offer is the perfect restoration project for someone seeking to return this woodland to its full potential as a thriving, rich and diverse environment, teeming with wildlife.

### **Our Forester's Thoughts**

#### **Harry says...**

*"I would organise a work party for friends and family, tempting them with camping and cake! With enough hands, it would be a satisfying job to cut some steps and plateaus into the slopes to create useful areas to establish a camp, tool shed, and perhaps a forest garden with a place to sit in front of a fire pit and look out over the hills at sunset.*

*One could remove some of the sycamore, utilising it for firewood and building projects, while carrying out some supplemental planting to diversify the tree species and encourage even more wildlife to the area. A decking or platform would be a great addition to the wood - better yet if created using your own timber!"*

***Please remember some management operations require approval and/or a licence.***

Highview Wood, near Wirksworth, Derbyshire. 3.93 acres, £48,000 (freehold)

---



## Highview Wood, near Wirksworth, Derbyshire. 3.93 acres, £48,000 (freehold)

### Directions

- Head west out of Wirksworth along the West End which turns into Hopton Lane.
- Drive along this road for approximately 1 mile.
- When you reach a junction, turn left on the B5036.
- Drive for 200 yards along this road and take the first left along Stainsbro Lane, signposted for Callow and Kirk Ireton.
- Drive for half a mile down this road until you see a Woods4Sale sign on the left-hand side (point **A** on the plan below).
- Please park in front of the gate but do not block it.
- Please climb the gate or walk around the fence to the right-hand side and continue down the stone track on foot.
- Walk down the stone track for around 1200 metres, you will see a green, yellow and pink painted post on the right, this is the southwest corner of the woodland.
- Please be aware that there is a long walk in to reach the woodland over reasonably rough ground. Unfortunately for safety and security reasons, we cannot allow vehicle access for viewing purposes.

**You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.**

### Rights of Way

- *There is a right of way at all times and for all purposes over the route **AB**.*
- *A right of way is reserved over the route **BC** for the benefit of the woodlands beyond.*
- *There are no public rights of way within the woodland.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*



### Boundaries

- The northern boundary is the dry-stone wall adjacent to the field.
- The eastern boundary is indicated by blue paint on trees and posts.
- The southern boundary is indicated by green paint on trees and posts.
- The western boundary is indicated by pink paint on trees and posts.

### Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

## Highview Wood, near Wirksworth, Derbyshire. 3.93 acres, £48,000 (freehold)

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Fencing Liabilities

There are no known fencing liabilities.

### Tree Preservation Order

A tree preservation order exists but has not affected any felling activities in the past.

### Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- I. use the Property for any sort of racing whether with motorcycles car or other vehicles
- II. use the Property as a commercial campsite
- III. unreasonably damage the said tracks
- IV. park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- V. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

*Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.*

### How To Buy

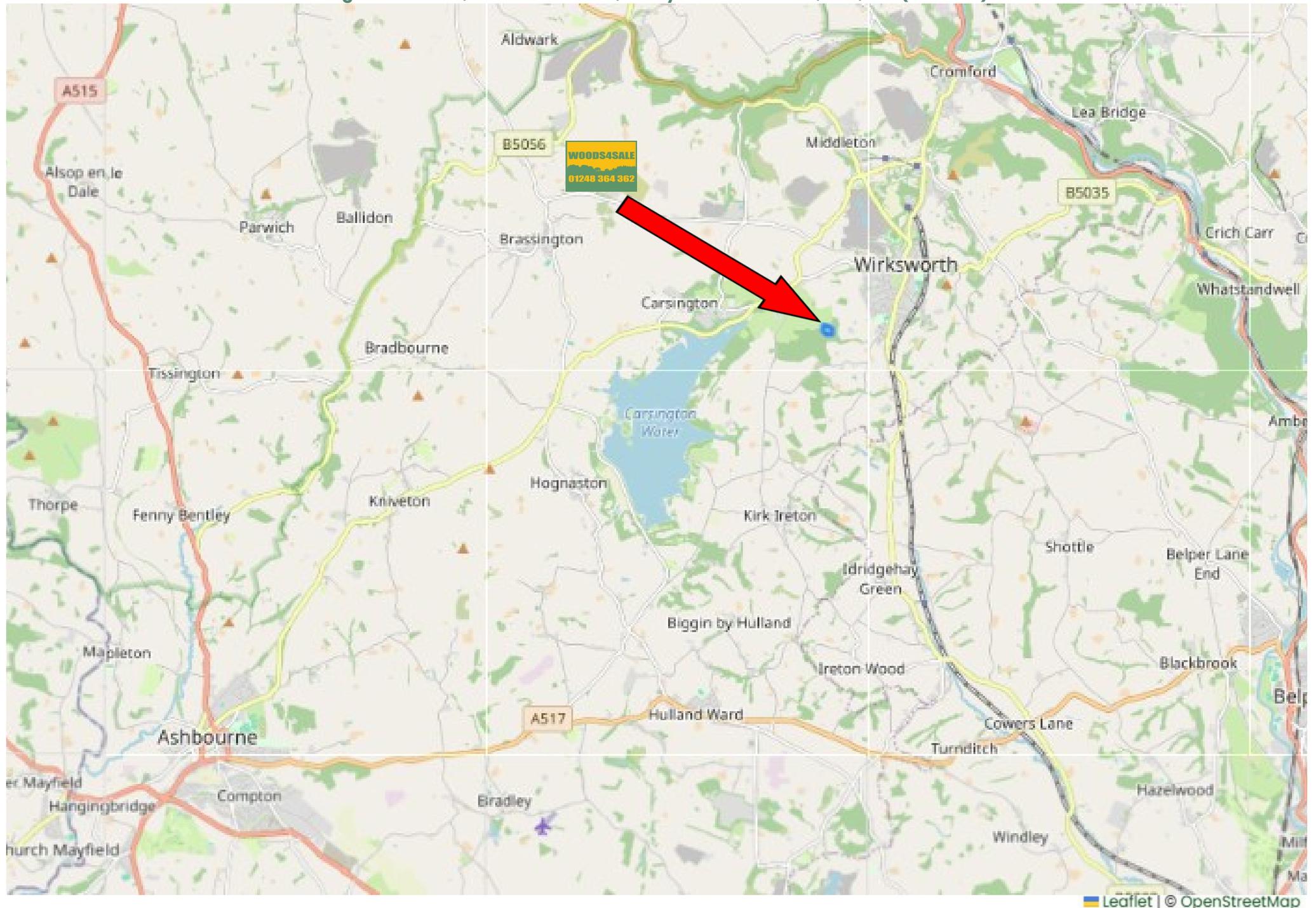
*How to Buy This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):*

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



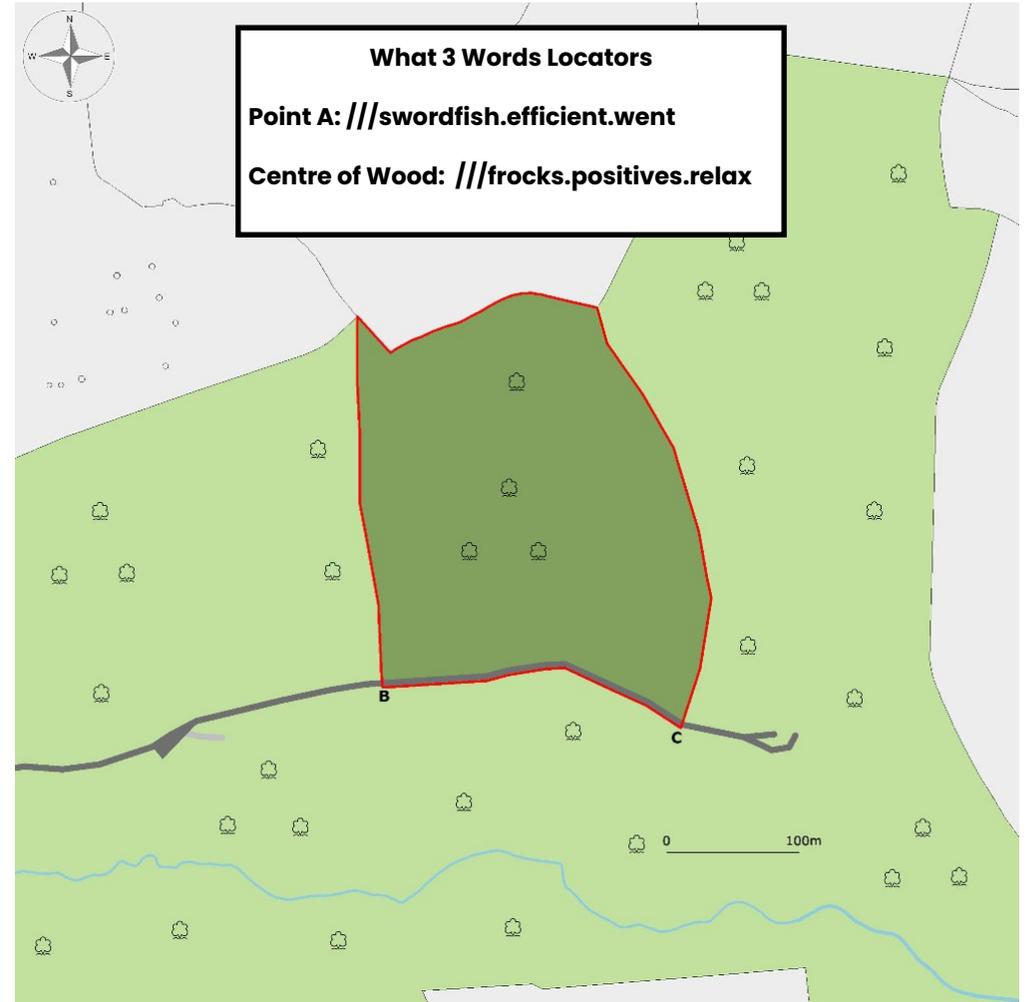
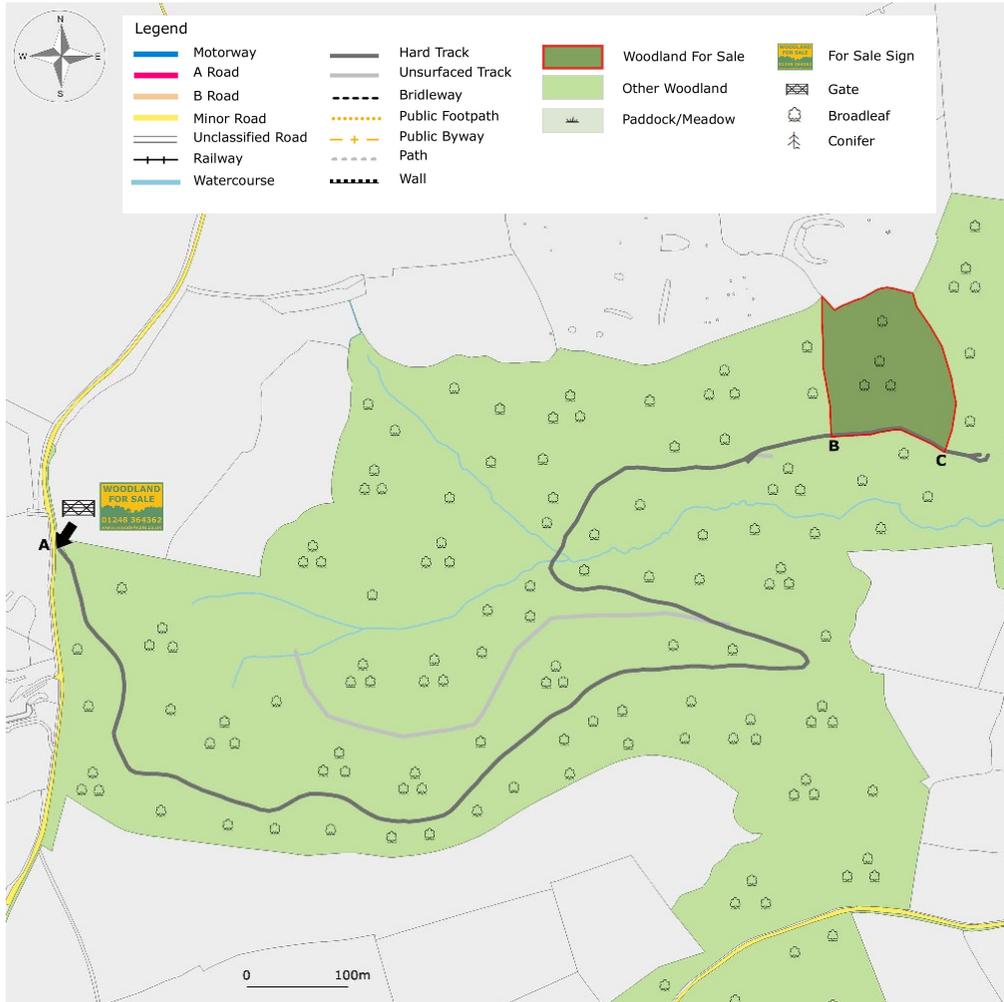
Highview Wood, near Wirksworth, Derbyshire. 3.93 acres, £48,000 (freehold)



Highview Wood, near Wirksworth, Derbyshire. 3.93 acres, £48,000 (freehold)



# Highview Wood, near Wirksworth, Derbyshire. 3.93 acres, £48,000 (freehold)



Highview Wood, near Wirksworth, Derbyshire. 3.93 acres, £48,000 (freehold)



**Woods4Sale**

Jubilee Chapel, Church Lane, Huxley, Chester, CH3 9BH

Tel: 01248 364362

Email: [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk)