



## **Harebell and Highview Wood, near Wirksworth, Derbyshire**

**Harebell Wood – available at 3.08 acres, £38,000 (freehold)**

**Highview Wood – SOLD**



**Woods4Sale**

**Nearest postcode:** DE4 4PU **OS Map No:** 119 SK 266 527 **what3words:** Woodland Entrance: ///swordfish.efficient.went



**A mature, mixed broadleaf woodland in a secluded valley, with expansive views across the Derbyshire Dales.**

Harebell and Highview Wood sits within a block of Ancient Woodland in the spectacular Derbyshire Dales, just south of the Peak District National Park. The location of this woodland, adjacent to pastoral land and large bodies of water, results in a valuable wildlife haven to enjoy and enhance.

Harebell Wood	3.08 acres	£38,000
Highview Wood <b>SOLD</b>	3.93 acres	£48,000
<b>Total</b>	<b>7.01 acres</b>	<b>£78,000*</b>

**\*represents a discount of £8,000 if purchased as a whole**

The canopy is made up of mature ash and sycamore, and features elm, holly and hazel within the understorey. Beautiful wildflowers – dog's mercury, harebell and ramson cover the woodland floor in the warmer weather, displaying the character of this Ancient Woodland.

There are well-used animal tracks within the woodland, indicating the presence of deer, badger and squirrel. A badger sett along the western boundary could result in some exciting animal encounters.

This woodland is on a moderately to steep sloping site in places, but with a bit of industry over a couple of weekends, a path and steps up to a plateau at the top would certainly ease access. This area lends itself perfectly to camping, with its breathtaking views over the Dales and surrounding woodland.

Both woodlands benefit from an area of hardstanding to park a car, offering great access. A woodland like this presents a great management project, and the bonus of spending time under the stars in a hammock listening to the call of a tawny owl or waking up to the mist rising from the valley below would certainly make it a worthwhile endeavour.



### Our Forester's Thoughts

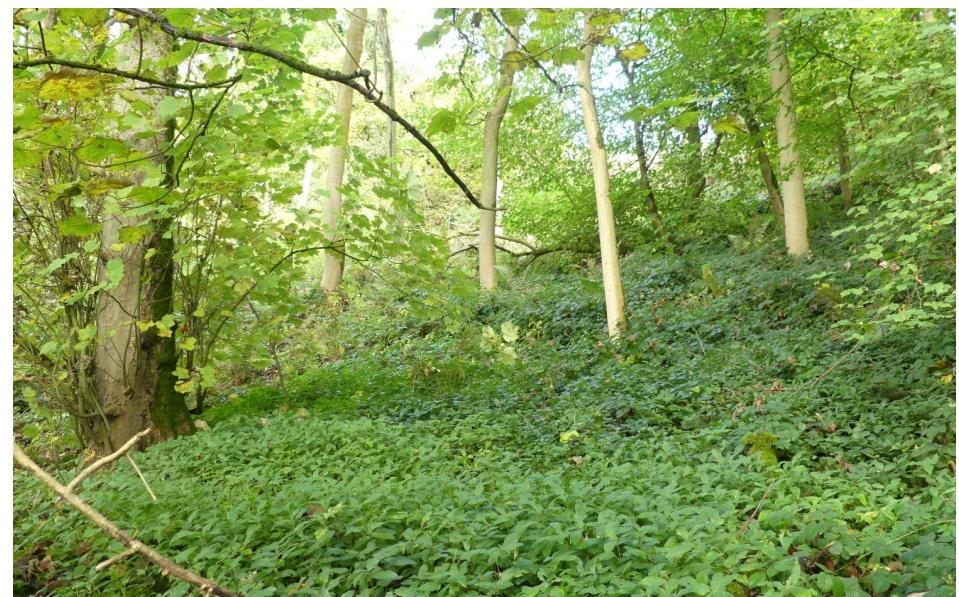
#### Harry says...

*"I would consider removing a couple of the ash trees and utilising the timber for building projects such as a compost toilet and camp kitchen, with the remainder as a supply of firewood for years to come. I would clear some of the brambles to ease access as it can dominate open areas if left. However, a degree of thorny scrub is a great environment for wildlife, providing a food and nectar source as well as a protective nesting habitat. It can also act as a nursery for regenerating trees and shrubs, protecting them from browsing deer.*

*I would plant trees in the open areas to replace the ash. Beech, sycamore, poplar and oak would be good choices, with field maple, cherry, wild service and hazel to make up the shrub layer. If one wanted to think outside the box, western red cedar or spruce would enhance the surrounding beauty of the valley. Any such planting project would provide a future timber supply, whilst simultaneously supporting wildlife and conservation goals.*

*There is great potential at the top of the slope to create a camping area for friends and family to enjoy throughout the year. I would establish a track leading up to the plateau to ease access "*

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



## 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 onto 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.
- Stay on the stone track for approx. 1200 metres until you reach a wooden post on the right with green, white and blue paint and a post on your left with blue paint. This is the southwest corner of Harebell Wood (**B**).
- 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.



## 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 obligations.

## Residential Planning Permission

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

## Tree Preservation Order

The woodland is subject to a Tree Preservation Order. This does not prevent appropriate tree felling, however, the agreement of the local Tree Officer must be obtained in advance.

## 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 **BCD** for the benefit of the woodland beyond.*
- *If Harebell Wood and Highview Wood are sold separately, Highview will have a right of way at all time and for all purposes over the route **BC**, and a right of way will be reserved across **BC** within Harebell Wood and **CD** within Highview Wood.*

## Boundaries (of the whole woodland)

- 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 blue paint on trees and posts
- The northern boundary is indicated by a perimeter dry stone wall, with farmland immediately adjacent.
- The boundary between Harebell Wood and Highview Wood is indicated by pink paint on trees and posts.

### **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.



### **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

**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, so you can correctly identify the boundaries and access points.**

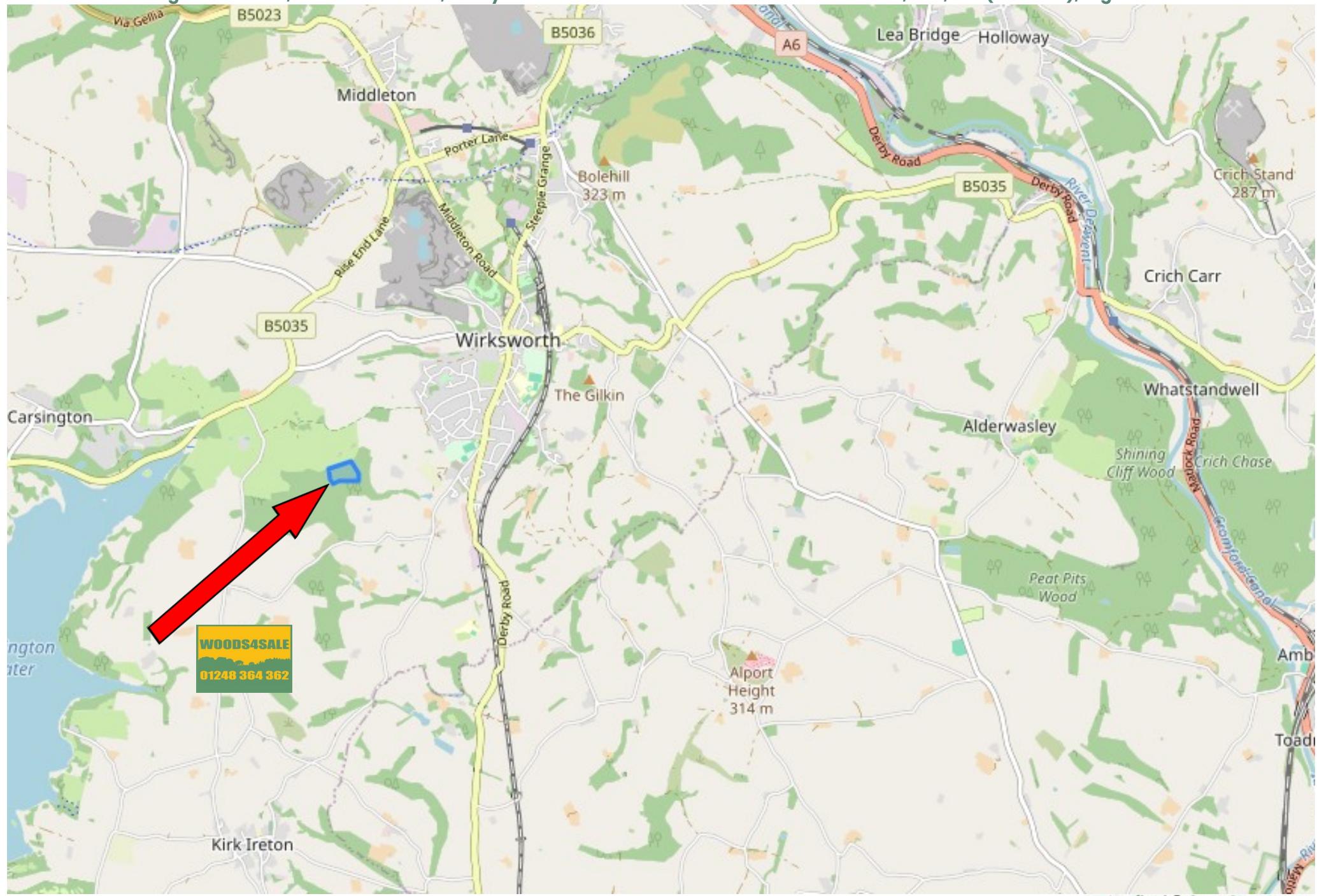
### **Disclaimer**

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

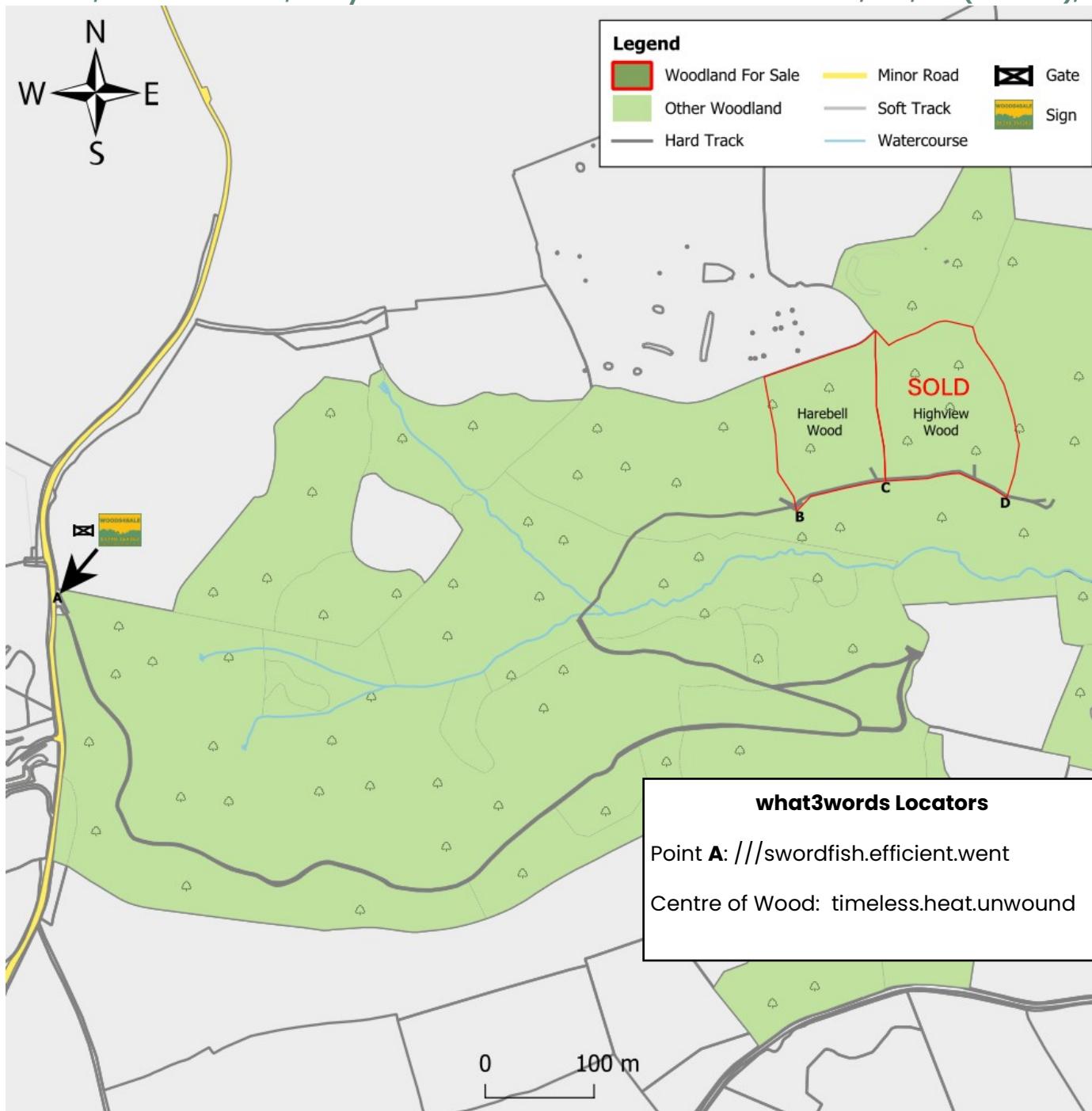
### **Note**

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

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**Woods4Sale**

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