

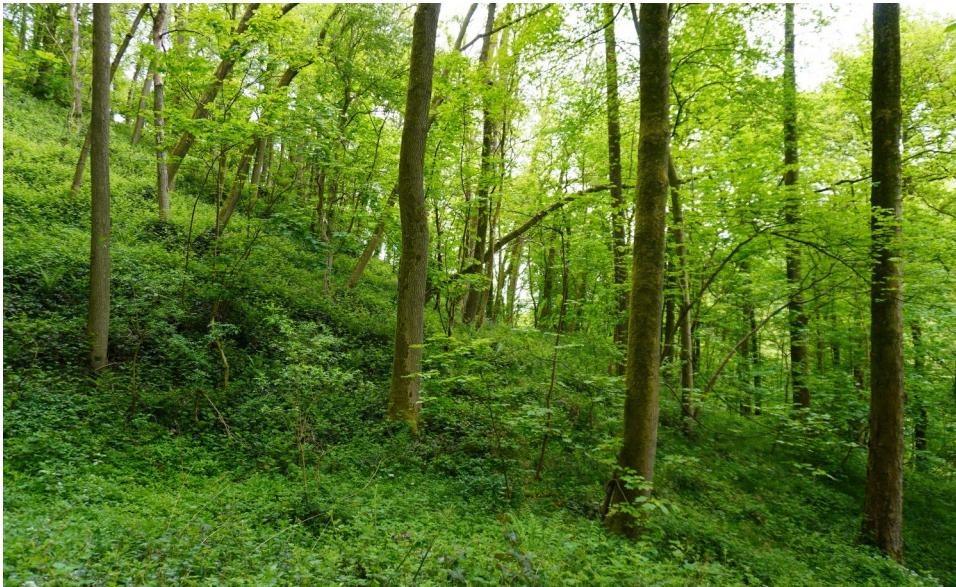


Norcliffe Wood, Callow, Derbyshire

2.92 acres, £35,000 (freehold)



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



A moderately sloping woodland with great potential for conservation and recreation, featuring incredible views across the Derbyshire Dales.

Set within a dale in the wider Sprink Wood—classed as an Ancient Semi Natural Woodland – Norcliffe is a hidden gem with the potential to establish a woodland hideaway surrounded by natural wonder. The woodland is situated close to the Peak District National Park, south of the charming county town of Matlock and is well connected to the M1 motorway. The nearby market town of Wirksworth is worth a visit with The Ecclesbourne Valley Railway, Wirksworth StarDisc and Heritage Centre just a few of the local attractions on offer.

The canopy is made up of sycamore, ash and some oak, with the lower levels consisting of holly, elm, hazel and field maple. The woodland floor is awash with dog's mercury, wild garlic, yellow archangel and harebell and is buzzing with insect life in the summer months.

Norcliffe Wood is moderate to severely sloping and while this does present some management and access challenges, with a little industry and a few weekends of graft, one could create some very useful plateaus to utilise the flat space and take advantage of the incredible views over the dales.

The skies frequently host red kites, buzzard and hobby falcon, and down at ground level, badger, fox and roe deer are regularly sighted. After dark, the calls of tawny owls and the high-pitched squeaking of bats fill the summer nights.

Our Forester's Thoughts

Harry says...

"I would create some paths and cut terraces into the hillside to establish one or two areas to sit and enjoy the stunning views and rich natural wonder of the wood. I would think about clearing some of the sycamore to open up the view slightly.

Once I had cleared some areas, I would take advantage of the open space by planting a selection of native broadleaves such as beech, hornbeam, wild service, and oak which should establish well on this southern facing slope.

I would create a forest garden cut into the slopes, and enjoy tending to it while bathing in the sunshine and views during the warmer months "

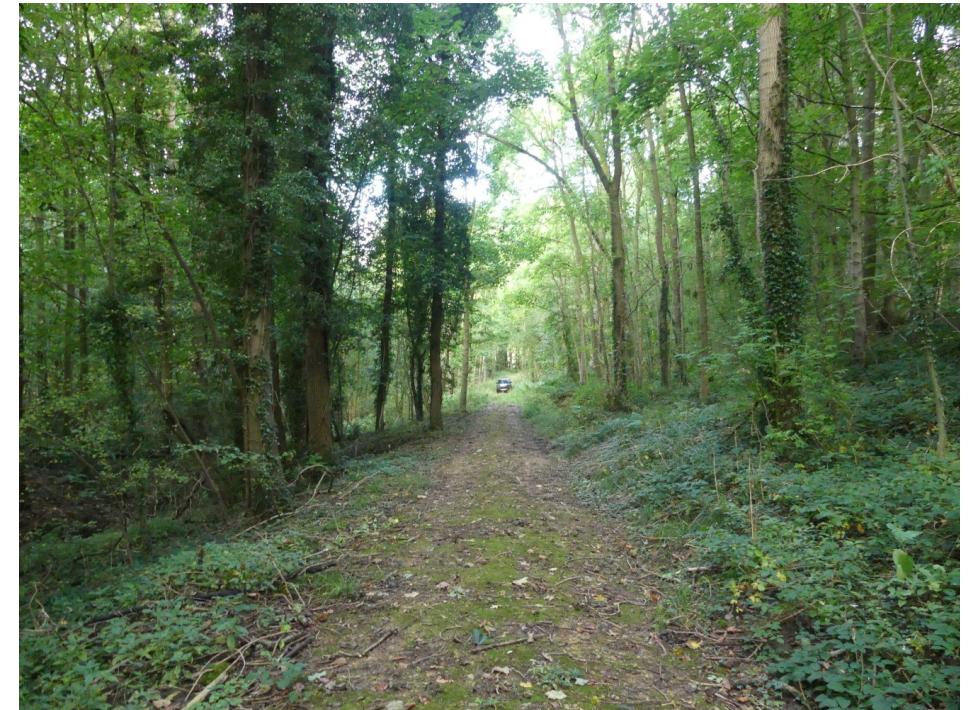
Please remember some management operations require approval and/or a licence.

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 gate with 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. 900 metres until you reach a wooden post on your left with white paint. This is the southwest corner of the woodland (**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.**

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 woodland 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 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 white paint on trees and posts
- The northern boundary is indicated by a perimeter dry stone wall, with farmland immediately adjacent.

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.

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.

Please Note: Mineshafts

The woodland contains two disused and sealed mine shafts. These pose no danger and do not affect use of the woodland. Their location is shown on the plan.

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.

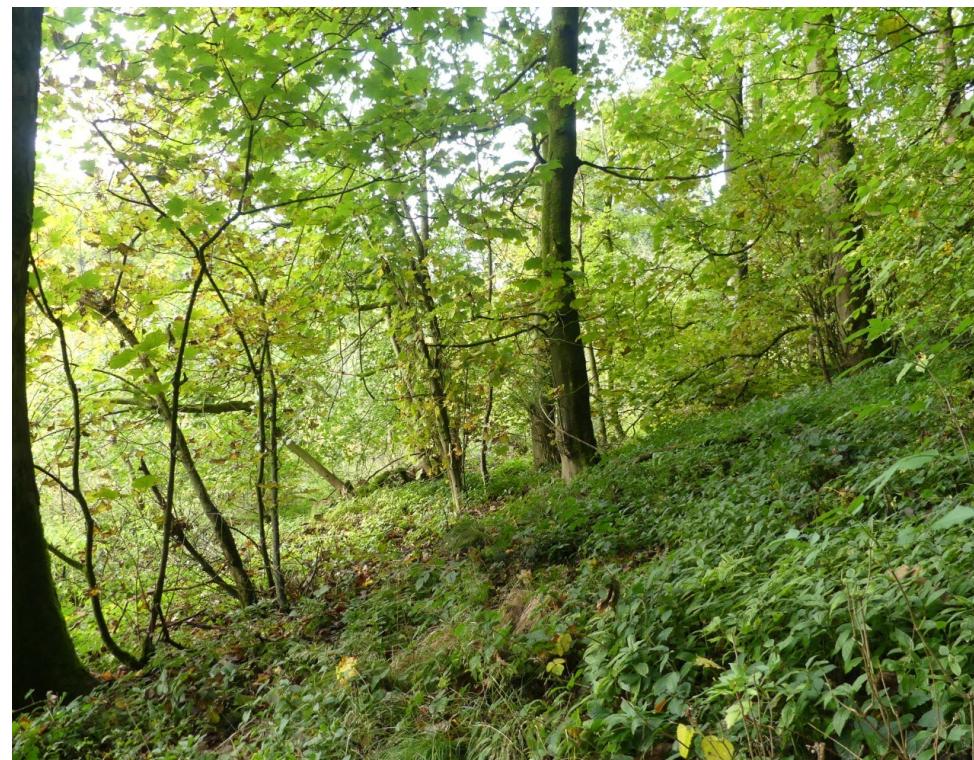
How To Buy

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





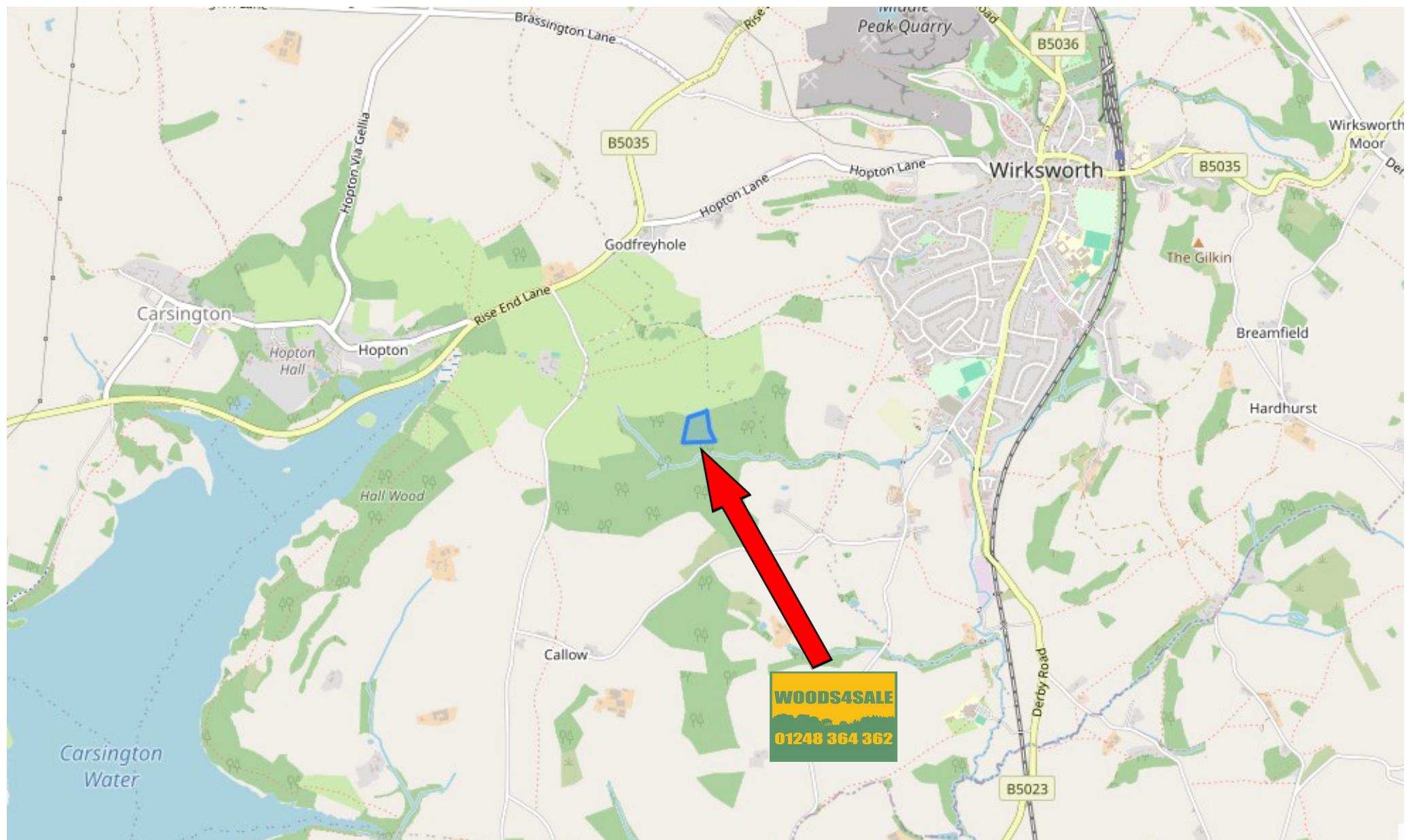
Disclaimer

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.

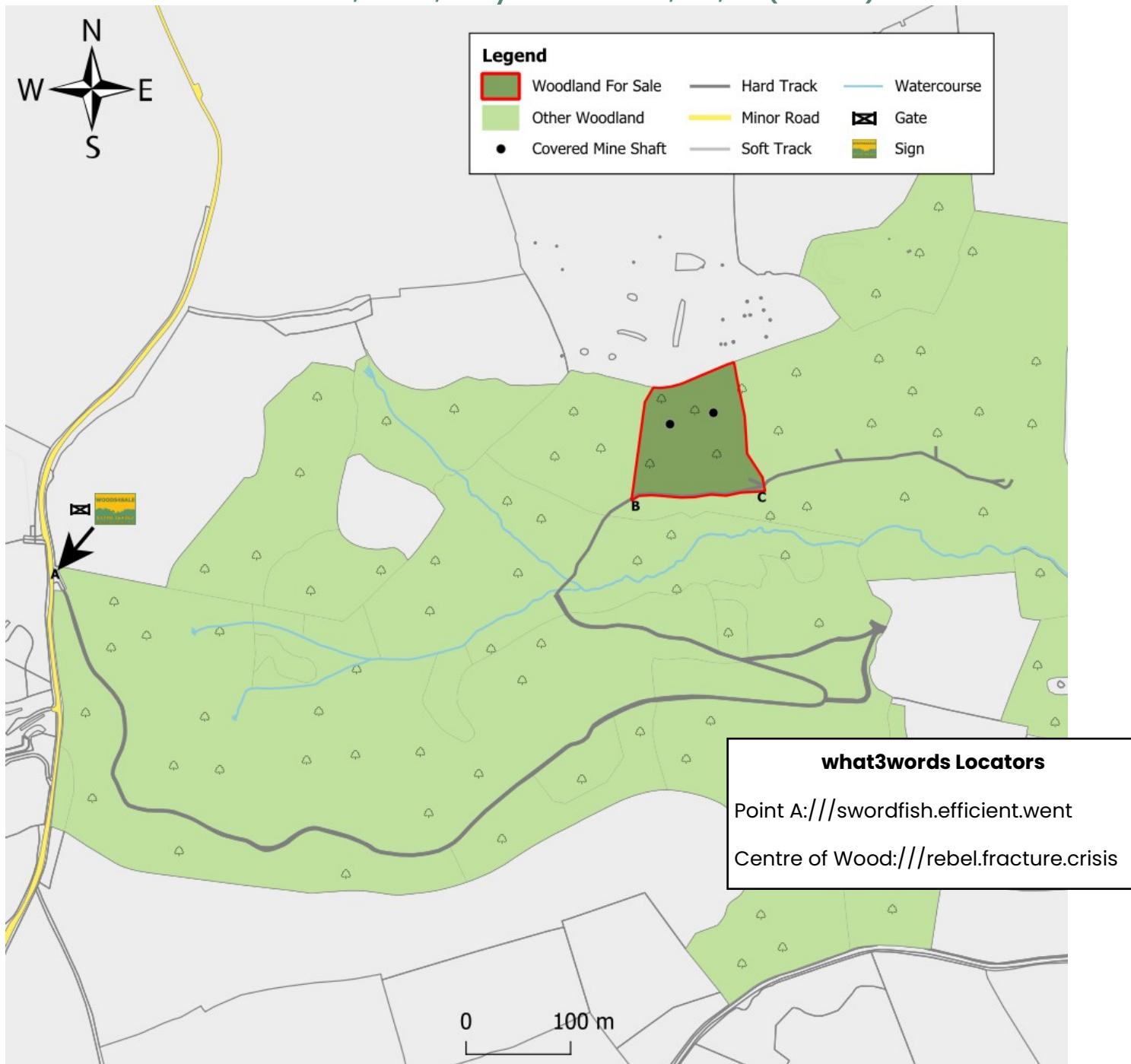
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