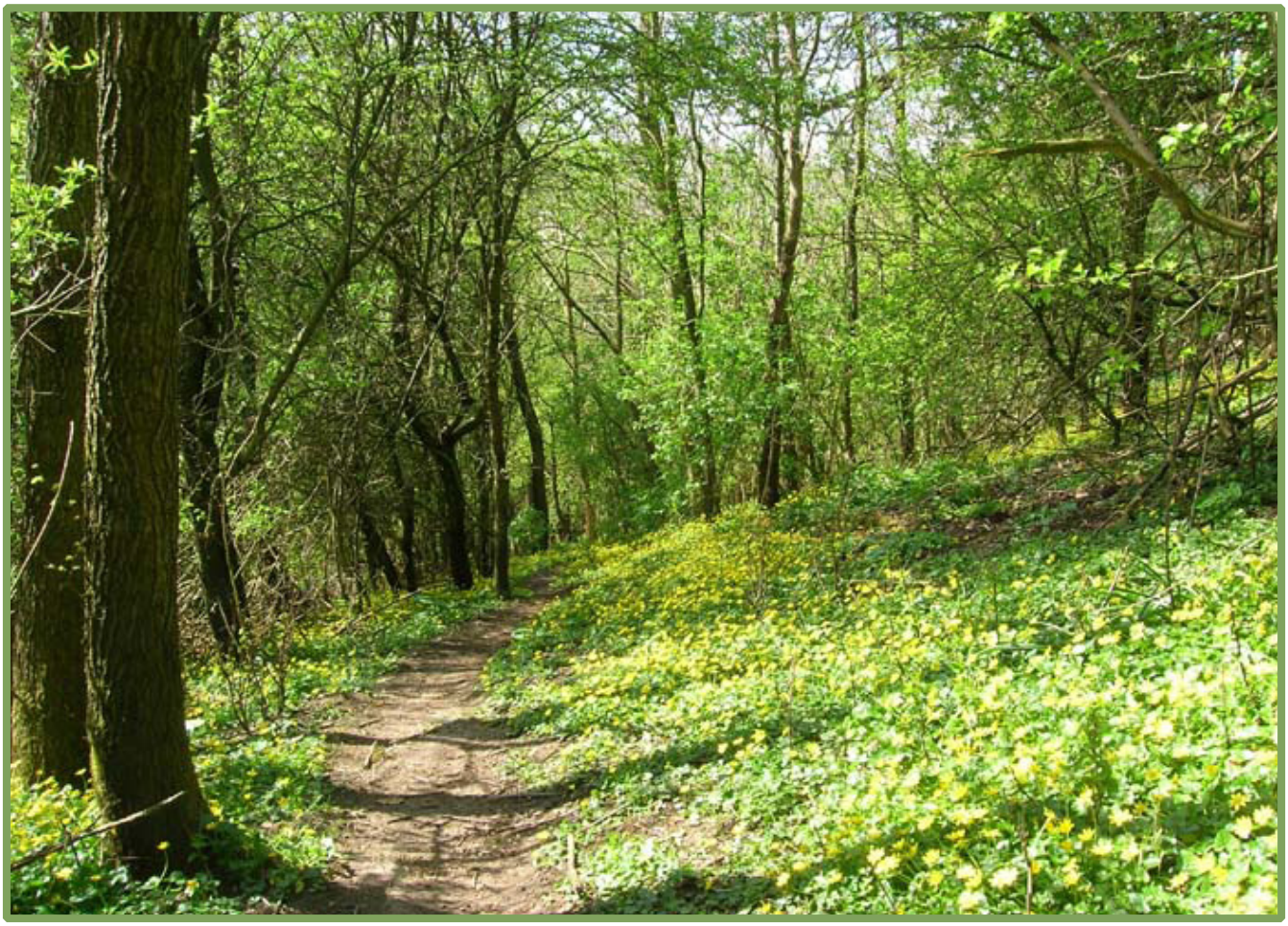
UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Edge Wood

Calver, Derbyshire. 4.16 acres of mixed broadleaved woodland

£39,950 (freehold)

A mixed woodland with significant conservation value in a very beautiful area of the Peak District. There is excellent access and a timber tool shed in good condition is included.

Edge Wood, Calver, Derbyshire

Description

Edge Wood combines an established mixed broadleaved wood with a small wildflower meadow recently planted with groups of young trees. The wood is divided by a track into two distinct areas, with mature broadleaved trees in an elevated position above, and younger woodland descending to a flat open area below. From the higher ground the plot provides extensive views over the Peak District towards Bakewell, and from the very top of the wood there are fabulous views over to Curbar Edge and Baslow Edge.

The woodland is easily accessed from the main road through a locked steel gate, and is serviced by a hard surfaced track and parking area. Access to the elevated area is along the grassy track to the top of the slope (this track also provides access for the neighbouring farmer to the fields beyond).

The woodland is a fantastic mixture of large ash, sycamore, cherry, occasional oak, rowan, young elms, crab apple, goat willow, blackthorn and plenty of hawthorn, some of which have been cut back to open up the canopy and increase the diversity of ground cover. This area is hugely rich in conservation value and is a fabulous habitat for wildlife, especially woodland song birds.

The open wildflower meadow below the track includes recently planted groups of hazel and willow. It also has a number of young fruit trees including cherry, apple, pear, damson and some raspberry bushes. In the summer it is awash with wildflowers including lesser celandine, speedwell, forget-me-knot, meadow cranesbill, tufted vetch, common vetch, primrose, bluebell and ox eye daisy. At the bottom of the meadow there is a structurally sound timber shed (8' x 16') which is a useful storage facility and provides a handy base for the day's activities.

Edge Wood is a beautiful plot that is perfect for the enjoyment of the whole family, inspiring both children and adults alike to get involved in nature and take a break from the stresses and strains of everyday life. The wood can also be managed to provide fuel for the family hearth and is the perfect setting for the recreational woodsman.

The woodland is subject to a 25% claw-back of uplift value resulting from the grant of planning permission for development.

Residential Planning Permission

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

To View This Woodland

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

Locators

OS Landranger Series Sheet No: 119.
Ordnance Survey Grid References:
- Roadside gate: SK 241 747.
- Centre of wood: SK 242 748.

Nearest postcode: S32 3XW.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Edge Wood, Calver, Derbyshire

Directions & Access

- From Bakewell, head north east on the A619 for about 4½ miles until you get to the village of Baslow.
- In Baslow take the first exit off the roundabout onto the A623.
- Continue on this road for approximately 2 miles until you see our 'For Sale' sign on your right. Turn in to the gateway just past the sign, and park by the gate, which is kept locked. You can access the woodland by climbing the gate.

Boundaries

Stone walls, dilapidated in some areas, run along all boundaries except the roadside boundary to the south. Fences have been erected by adjoining farmers in some areas.

Sporting Rights

The woodland comes with full sporting rights and these are included in the sale.

Mineral Rights

These are owned and included in the sale except where reserved by statute.

Rights of Way

- There is a right of way for the adjacent farmer along the track to the top gate.
- There is a public footpath running up the tracks, along the top of the woodland and then for a short length down the eastern boundary.

Fencing Liabilities

There are no known fencing liabilities.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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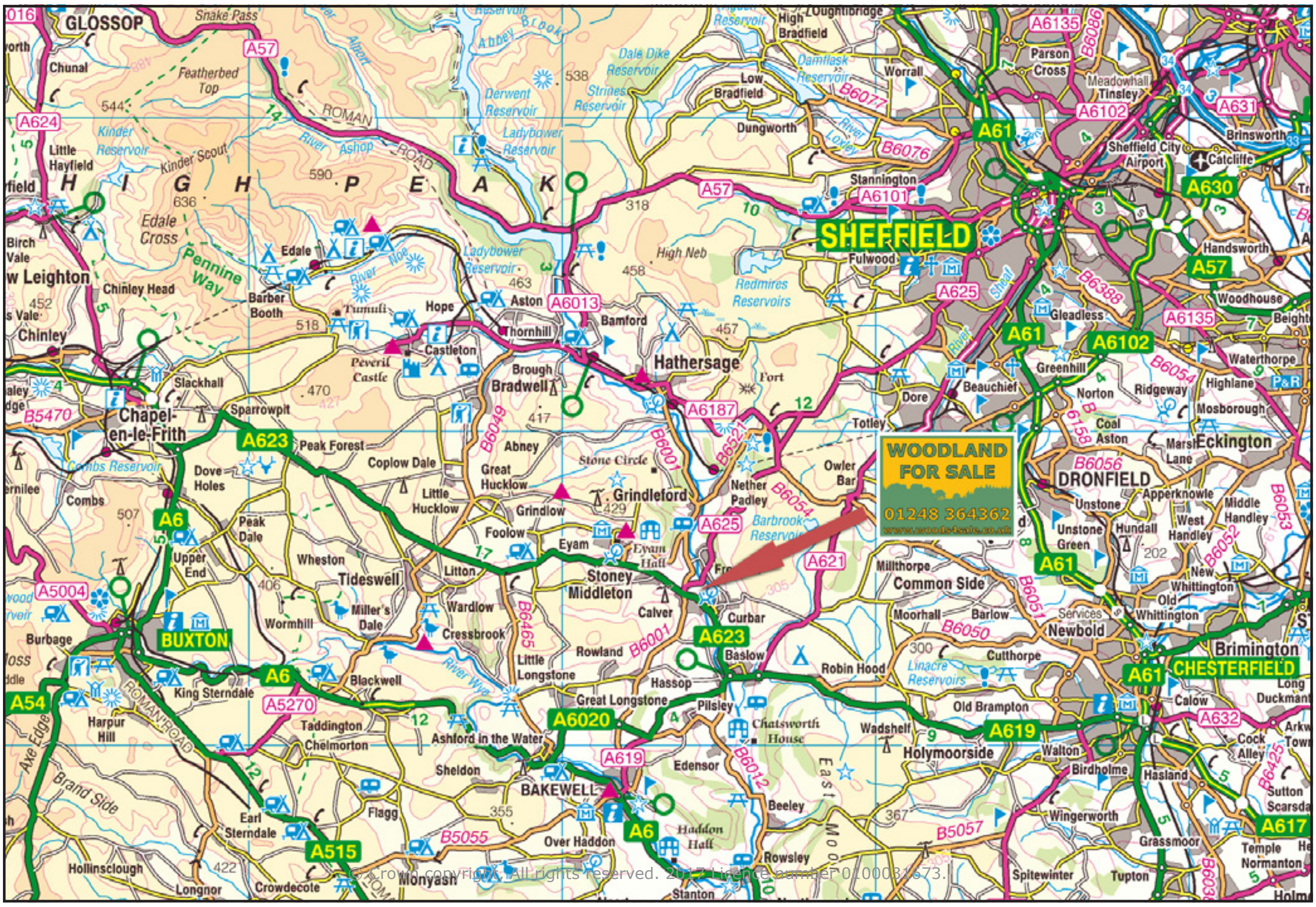

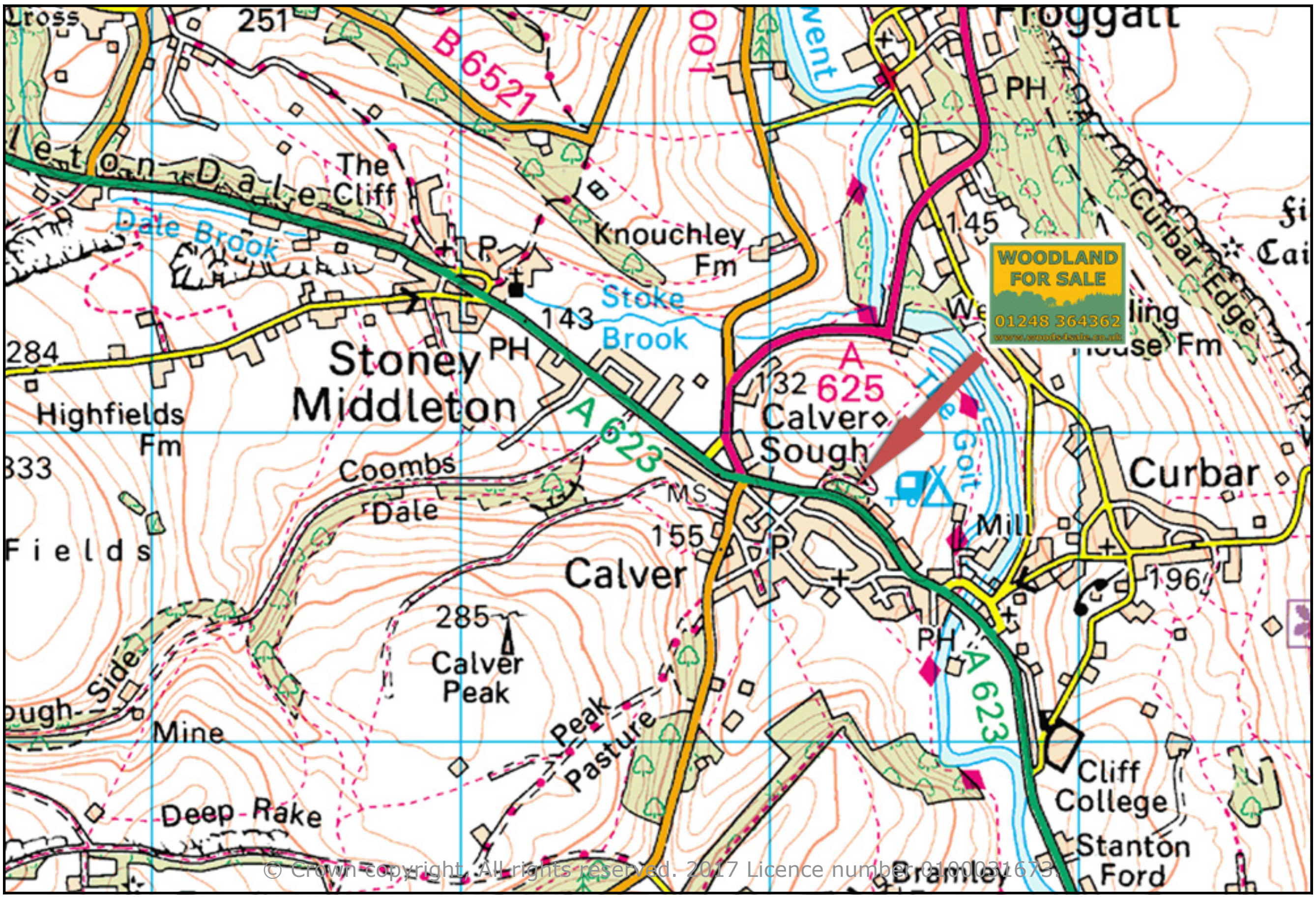

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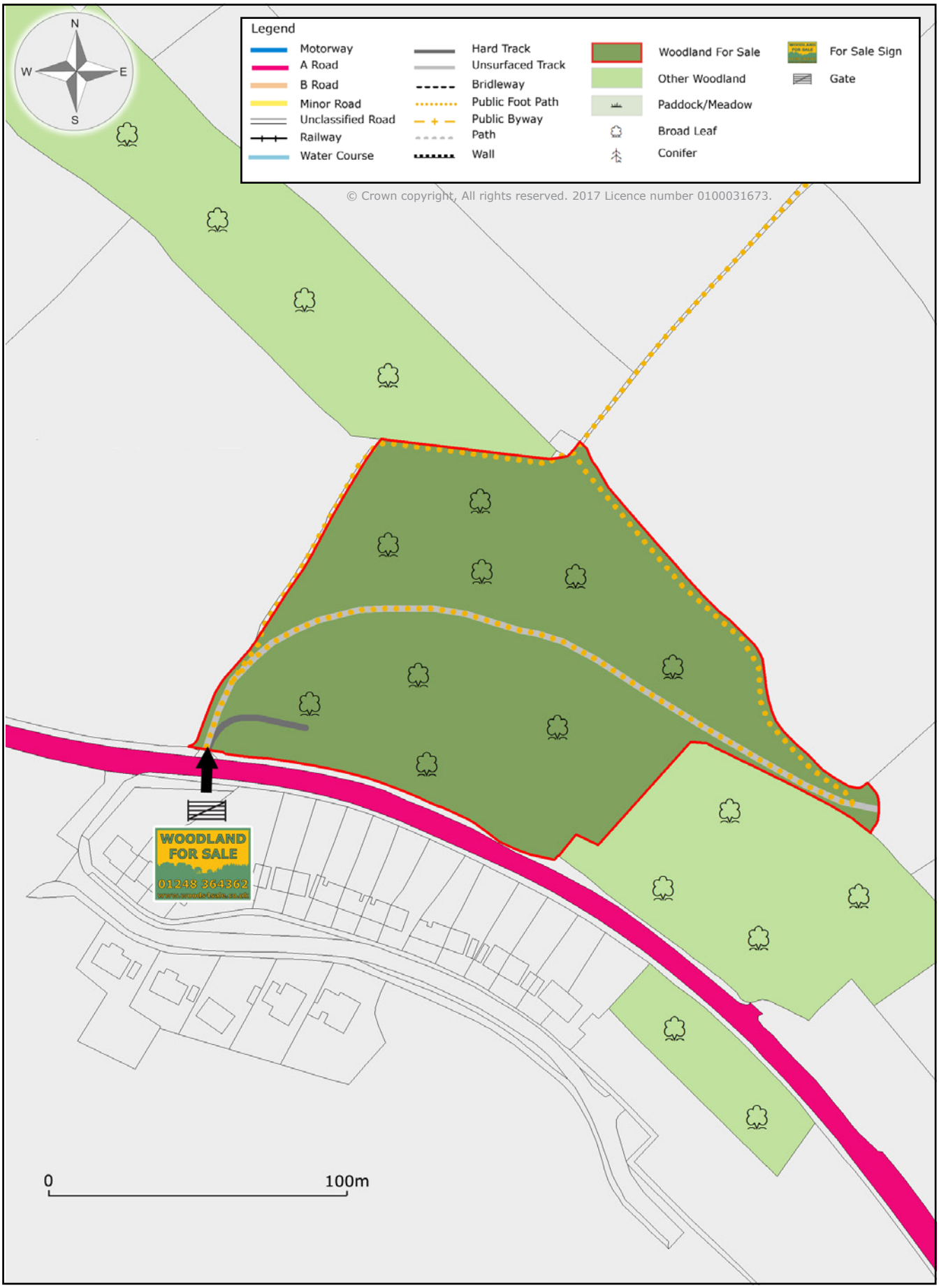

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