



Cutthorpe Plantation Cutthorpe, Chesterfield

Cutthorpe Plantation, Common Lane, Cutthorpe, Chesterfield, S42 7AN

A rare opportunity to purchase a block of woodland extending to 7.5 acres (3.04 ha) with roadside access in a rural location on the edge of the popular village of Cutthorpe.

For Sale by Auction at 3pm on 12th July 2021, The Agricultural Business Centre, Bakewell.

Guide Price: £45,000

Location:

The woodland is situated in a rural location near to the village of Cutthorpe. The woodland has far reaching views across the countryside. The woodland is approximately 3.5 miles from the market towns of Chesterfield and 10.5 miles of Bakewell, with quick access to the B5056.

Directions:

To locate the woodland, from Chesterfield donut round about, take the B6051 Newbold Road heading north west out of Chesterfield. Follow the road through Newbold and Upper Newbold, once at Upper Newbold at the staggered crossroads, turn left onto the B6050 Cutthorpe Road. Follow the road into Cutthorpe and take the right hand turning onto Common Lane, just after the Three Merry Lads public house and opposite the village hall. Continue on Common Lane and the woodland will be found shortly after on the right hand side, identified by our For Sale sign.

Description:

The woodland named Cutthorpe Plantation extends to approximately 7.5 acres (3.04 ha) in total and comprises a mixed block of woodland. The woodland is well established and is attractive, comprising a mixture of broad leaves with a dense understorey. The woodland is relatively level with access leading from Common Lane.

Services:

There are no services connected to the woodland.

Sporting and Timber Rights:

The rights are included in the sale as far as they exist.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

The woodland may be viewed at any reasonable time when in possession of a copy of these particulars.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. We understand there is a public footpath across the woodland.

Vendor's Solicitors:

Graysons Solicitors, Courtwood House, Silver Street Head, Sheffield, S1 2DD. Contact Ms Caroline Murray.

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire, S42 6NG.

Method of Sale:

The land is offered for sale by public auction at 3pm on Monday 12th July 2021 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Deposits and Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £400 + VAT (£480 inc. VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of sale, the sale particulars or relating to auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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