



**FOR SALE**



**ATTRACTIVE BLOCK OF MIXED WOODLAND FOR SALE**  
**Coppice Wood, Melbourne, Derbyshire, DE73 8BH**

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Opportunity to acquire 31.36 acres (12.69 hectares) or thereabouts of attractive mixed woodland.

Guide Price: £225,000

## LOCATION

The Woodland is located off the B857 close to the sought after market town of Melbourne in Derbyshire.

The Woodland is easily connected to Ticknell (3.9 miles), Ashby de la Zouch (4.8 miles) and Castle Donington (5.9 miles).

## DESCRIPTION

The Woodland is principally planted with a native mix of woodland, with some recent replanting and regeneration. The woodland is unfenced but gated off the public highway with road frontage on to the B587.

The Woodland benefits from different ages of timber with a block of oak located in the middle, making it a haven for wildlife and very desirable for environmentally interested groups and individuals. There are no known Woodland Grant Schemes in place. There is no known felling licence, however records indicated there has been historically. There is some timber value to be achieved.

## VALUE ADDED TAX

Exemption to VAT has not been waived on the site and VAT should not therefore be chargeable on the purchase price; however, the Vendors reserve the right to elect to charge VAT at any time.

## METHOD OF SALE

The Property is offered for sale as a whole by private treaty. All bids should be forwarded to Mather Jamie's offices in writing.

## SPORTING, TIMBER AND MINERAL RIGHTS

Where they are owned, timber and mineral rights will be included within the sale. Sporting rights are not included within the sale.

## RIGHTS OF WAY AND ACCESS

The Property is sold subject to any existing rights of way, wayleaves and easements whether detailed in this brochure or not.

A right of access is reserved across third party land, along the track coloured brown on the plan below. Another third party has access through the woodland to agricultural land coloured purple

## TENURE

The Property is for sale freehold with vacant possession on completion.

## SERVICES

We understand that there are no services connected to the Property.

## LOCAL AUTHORITY

South Derbyshire District Council  
Website: [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)  
Tel: 01283 595795

## VIEWINGS

Viewing of the site is strictly by appointment only and parties are advised that neither the Vendor nor Mather Jamie accept any responsibility for the health and safety of individuals when on site. Parties wishing to view should contact the offices of Mather Jamie Ltd. Appropriate Personal Protective Equipment should be worn when viewing the site.

## DIRECTIONS

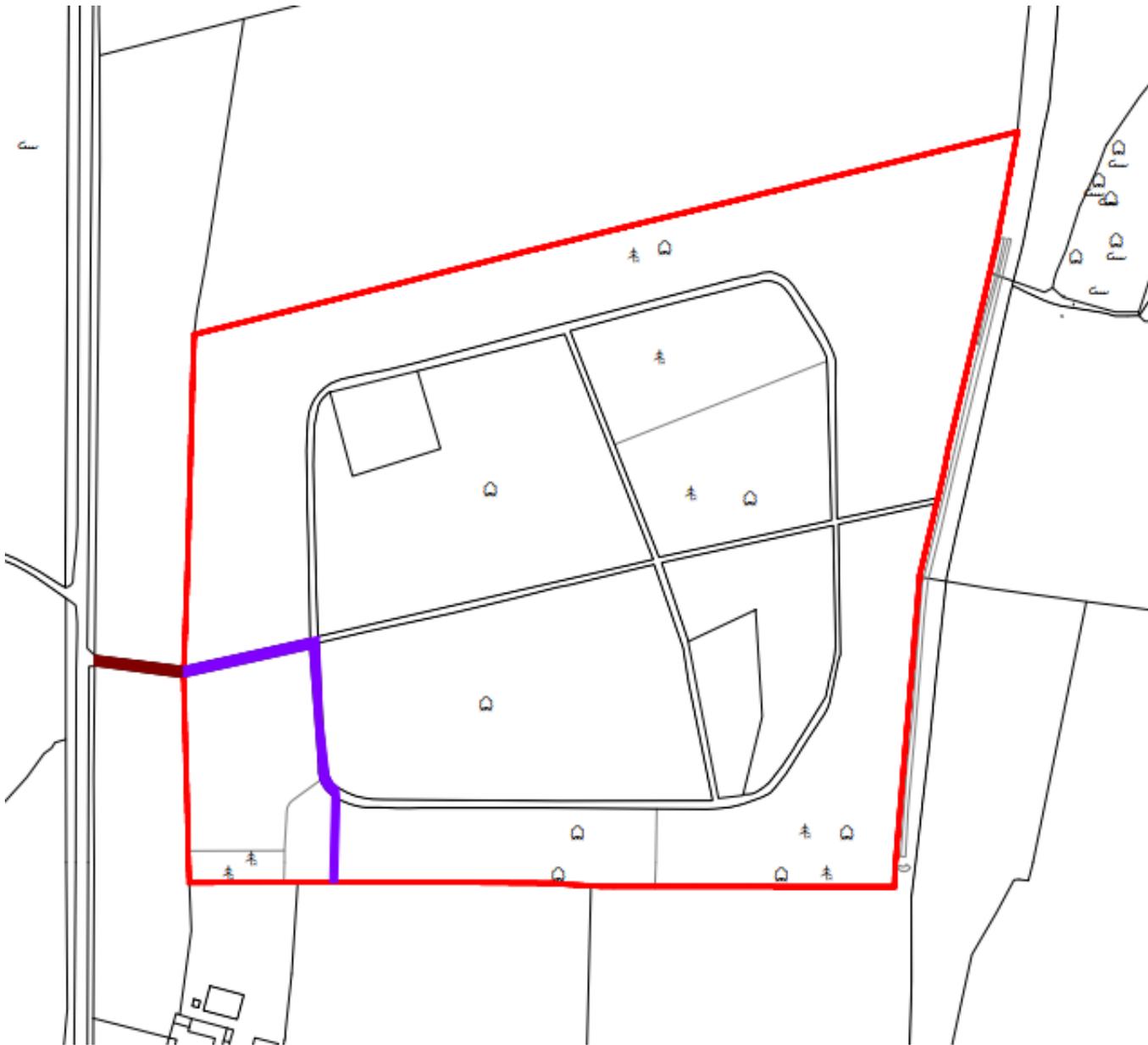
From the centre of Melbourne travel south along the B587, the Woodland being on your right approximately 2 miles from Melbourne. Please note that the postcode does not lead you directly to the Woodland.

**what3words:** hops.headlines.magma

## AGENTS' NOTE

For clarification, we wish to inform prospective Purchasers that we have prepared these particulars as a general guide. The plans contained within these particulars are for reference only. The Purchaser shall be deemed to have satisfied themselves as to the description of the Land. Any error or misstatements shall not annul the sale nor entitle either party to compensation.





## ENQUIRIES

For further information with regard to the site, please contact the selling agents:-

Contact: **Sam Woodhouse**  
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Contact: **Ella Cooper**  
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## MATHER JAMIE Chartered Surveyors

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### IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.

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This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued January 2025.



**IMAGES (Identification purposes only)**





