



FOR SALE



ATTRACTIVE WOODLAND SPINNEY FOR SALE
The Common, Melbourne, Derbyshire, DE73 8HS

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Opportunity to acquire 1.42 acres (0.57 hectares) or thereabouts of attractive mixed woodland.

Guide price: Offers over £32,000.

LOCATION

The Woodland and small outbuildings are located off the Common, 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 views toward Stanton Harold Reservoir. Within the woodland, which was once part of Bleak House, there are a couple of small buildings being the dilapidated summer house and a brick store at the entrance of the adjacent property known as Surf's Up.

The Woodland is partly fenced on one side and accessed over the driveway to the neighbouring property, Surf's Up. The residents of Surf's Up have a right of way over the driveway.

The Woodland benefits from different ages of timber with a block of Beech located in the centre, making it a haven for wildlife and very desirable for environmentally interested groups and individuals. There are no known Woodland Grant Scheme or felling licences in place.

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 with **offers over £32,000**. All bids should be forwarded to Mather Jamie's offices in writing via post or email.

SPORTING, TIMBER AND MINERAL RIGHTS

Where they are owned, timber, sporting and mineral rights will be 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.

TENURE

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

SERVICES

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

A waste treatment plant outlet discharges across the property, where the neighbours have existing maintenance rights, subject to providing notice. An indicative location plan can be provided upon request.

LOCAL AUTHORITY

South Derbyshire District Council
Website: 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. Please park within the redline area without impeding the neighbours at Surf's Up.

DIRECTIONS

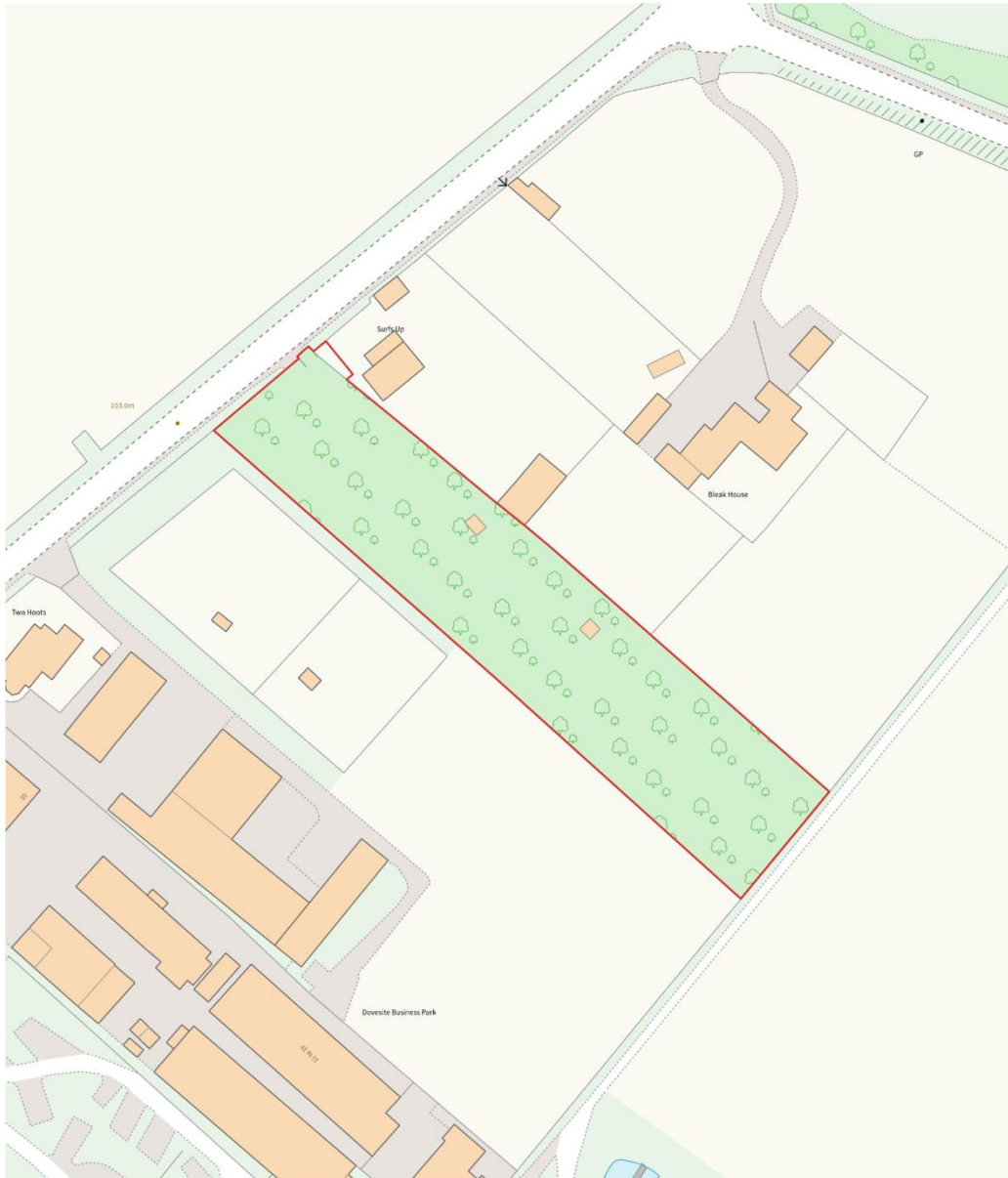
From the centre of Melbourne travel south on Derby Road towards Potter Street, continue onto Market Place and onto High Street. Turn right onto Robinson's Hill/B587. Then turn left onto The Common along from the B587. The Woodland is on the left approximately 1 mile from Melbourne. Please note that the postcode does not lead you directly to the Woodland.

what3words: ///reporting.crowds.stall

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**
 Tel: 01509 633716
 E-mail: sam.woodhouse@matherjamie.co.uk

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 Leicestershire LE11 5RF
 tel: 01509 233433
 fax: 01509 248900
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 website: www.matherjamie.co.uk

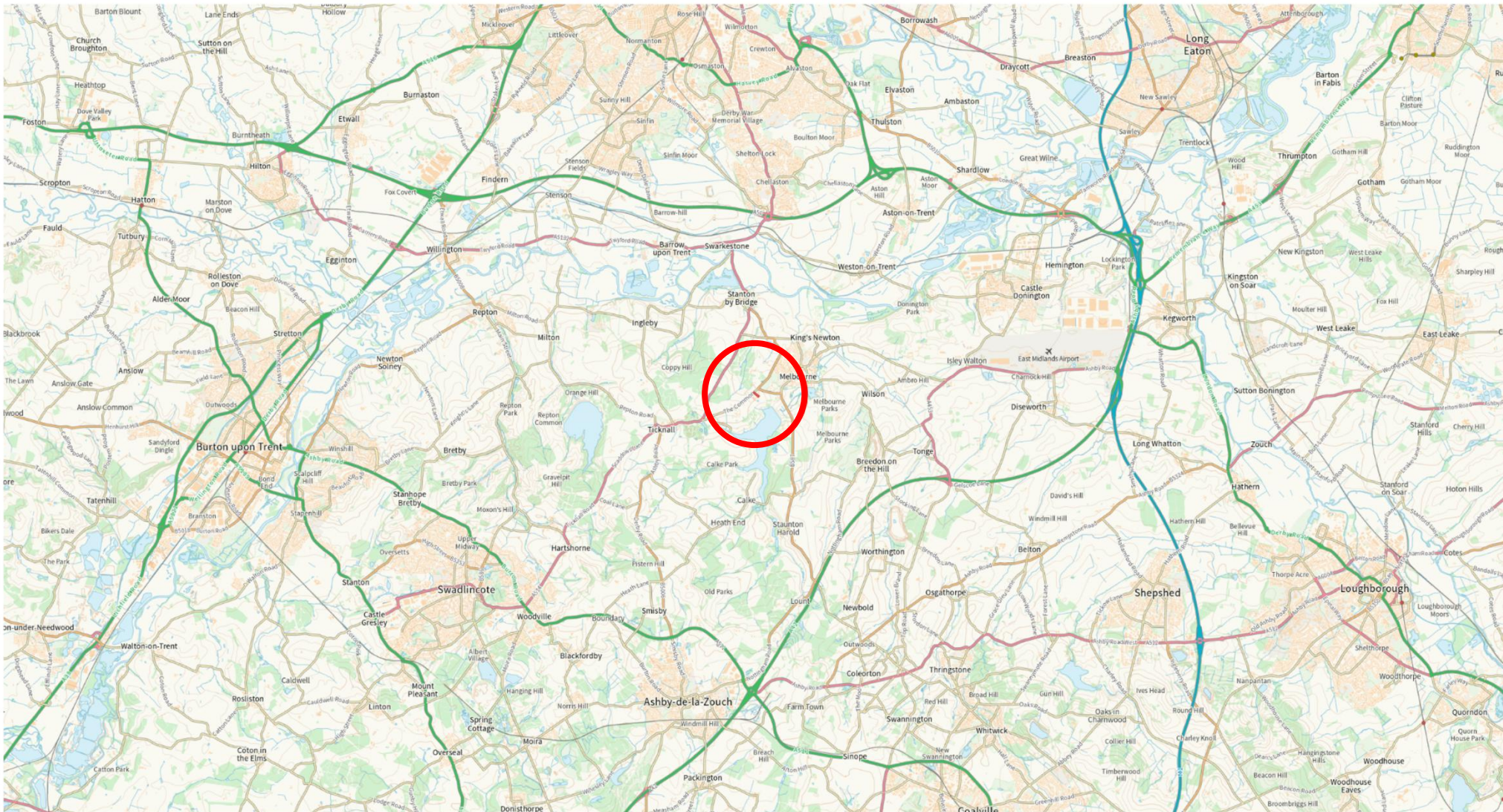
IMPORTANT NOTICE

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 May 2025.



IMAGES





For identification purposes only

