

FREEHOLD FOR SALE BY PRIVATE TREATY

Four Lots From 19.26 to 109.08 Acres

VIA GELLIA WOODS

Via Gellia Road, Bonsall, Matlock, Derbyshire

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

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Via Gellia Road, Bonsall, Matlock, Derbyshire

Four Lots From 19.26 to 109.08 Acres

Available as a Whole or in 4 Lots

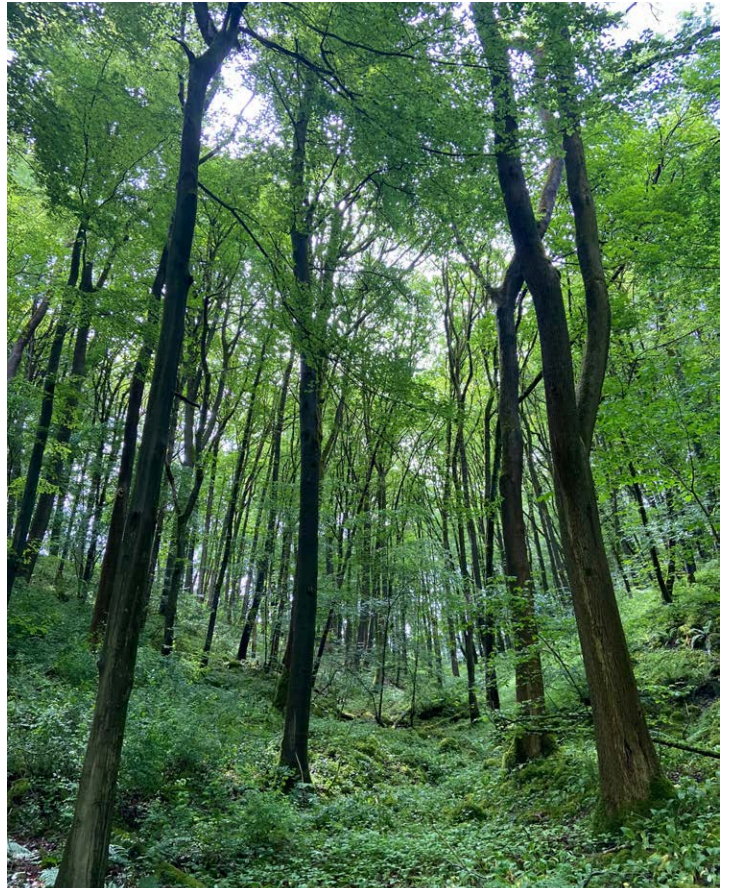
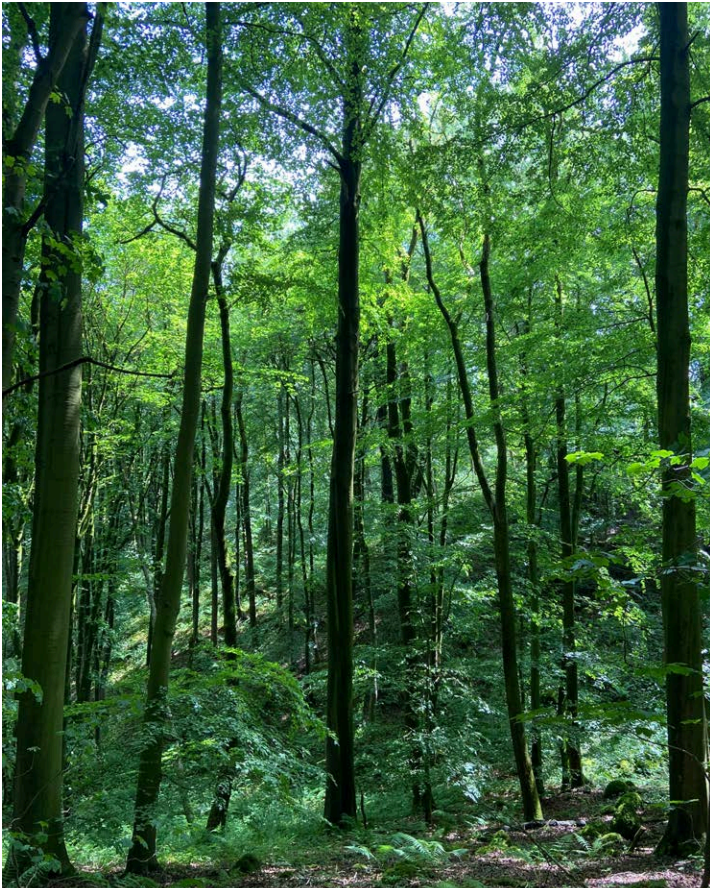
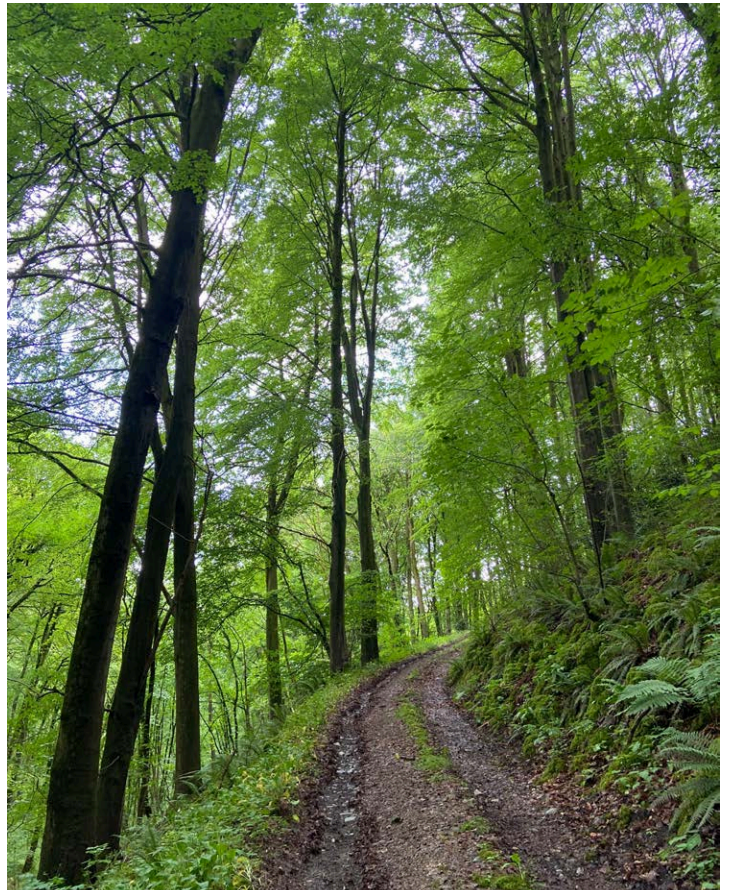
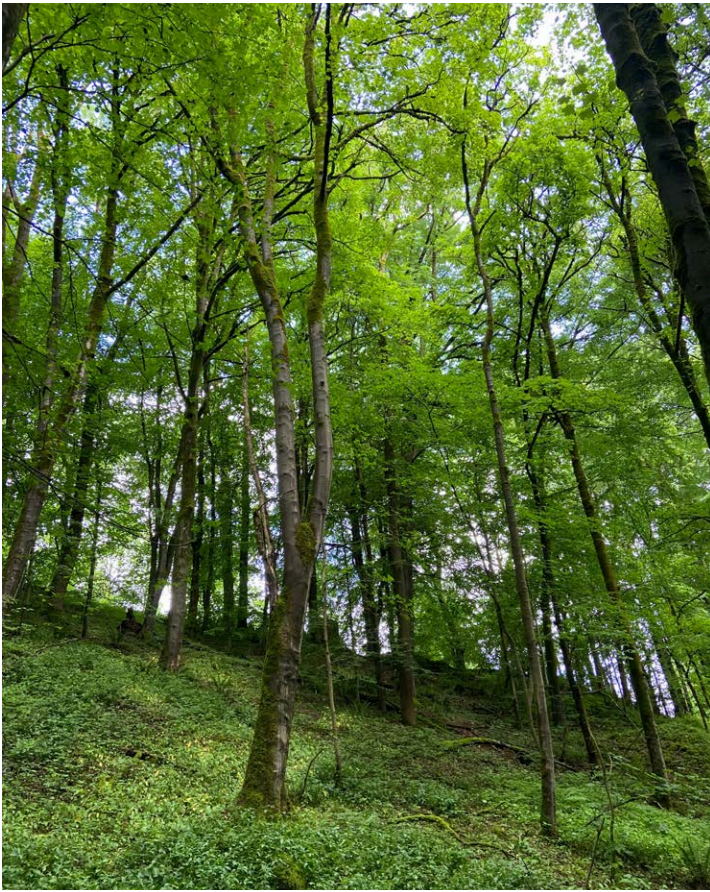
Offers around £1,128,000 are invited for the whole

Guide prices from £85,000 to £490,000

OS Grid Ref: SK262564 Lat/Long: 53.103870,-1.605163 Nearest Post Code: DE4 4JH

what3words: renewals.ruby.remain

A collection of four broadleaved native woodlands available in lots near to the town of Matlock. The woods feature a range of tree species with abundant sycamore, ash, birch and oak. The trees are maturing age and have been thinned in the past.



IMPORTANT NOTICE

Tustins Group 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 Tustins Group 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 Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared May 2023.

LOCATION

Situated just outside Matlock Bath along the A5012 between Middleton and Ible, the Via Gellia woods occupy both sides of the valley, a mile from Matlock and Cromford in Derbyshire.

GENERAL DESCRIPTION

Via Gellia is a narrow wooded valley bustling with life and activity. In the bottom of the valley is a fast flowing stream that weaves its way through the woods. A main road also runs alongside the stream that links Matlock to Buxton (A5012).

The slopes of the valley are adorned with mature broadleaves, providing a glorious vista of green, a fine welcome for the visitors of Matlock.

The valley slopes are changeable with some narrow areas that sweep and turn aggressively, and other areas that are broad and gentle. Through the trees there are glimpses of rugged outcrops, a hint of long ago history when the hills were exploited for their minerals. Scars from this use are hidden amongst the trees. Step into the woods and soon you'll find fascinating old cartways and unnatural formations.

The trees through the valley are predominantly mature broadleaves of varying ages. The woodlands have all been managed either through removing conifer or thinning broadleaves. It appears the woods were worked approximately 20 to 30 years ago which has given rise to a diverse woodland ecology. Amongst the mature trees there are good sized regenerated trees, and there are pockets of single species where the conditions are favourable. The notable species throughout the woods are sycamore, ash, birch and oak.

The Lots comprise:-

LOT 1: Briars Well Wood

19.26 acres / 7.79 hectares

Guide price: £85,000

Included within this lot is a small triangular area of grassland. This small field has a stone wall boundary and exposed rocky outcrops. It is currently grazed but has potential to be developed with a building (subject to planning consent) although this has not been pursued.

The woodland is a relatively steep, mature broadleaved wood intersected by narrow pathways. Access into the woodland can be found from two points, one off the north unclassified road that is lost in the undergrowth but descends across the contours and is used as a path, point L on the sale plan. The other at point M is off the main A4025 road and along an overgrown ramp that leads onto an old lime kiln where the track appears to curl back on itself and venture further into the wood.

There are two footpaths crossing the wood which do not appear to be heavily used.

LOT 2: Middleton Wood

76.49 acres / 30.96 hectares

Guide price: £375,000

Middleton Wood occupies the south side of the valley and includes a long stretch of the stream. At a certain point there is an optical illusion where the stream appears to flow up-hill!! On the opposite side of the stream there is a track that ventures inside the wood. The agents believe there was possibly an old bridge crossing at point K, but this may have been removed at some point and replacing it could be an interesting project. Further along the valley at point I is another access point which also serves as a track leading to an old recreational mine operating as an attraction to paying visitors. This mine's tunnels are within the property and its owner is able to access the workings by crossing the woodland.

The wood itself is heavily stocked with mature broadleaves, with a good area of either replanted or coppiced scrub broadleaves possibly 20 to 30 years old. There is also a group of mature conifers, possibly 50 years old and probably planted to screen old workings.

LOT 3: Bonsall Wood and Ible Wood

77.94 acres / 31.54 hectares

Guide price: £178,000

Bonsall and Ible Woods occupy almost the entire northern side of the valley. With multiple access points along the valley there are plenty of options to access these mild to steep sloping faces. The best approach is at point F where a track leads into the wood. A visitor can park in the layby at point H or I and walk to either points J or F. It is understood that the track between F and G is subject to a right of way in favour of a third party. There is also a derelict stone loading facility at point C on the sale plan. This might be useful to help create new access into the woodland, subject to planning.

One benefit to these south facing slopes is the warm sunshine received throughout the day. In the middle of the valley there are old quarry faces and spoil from previous excavations of the limestone rock. Some previous working areas may have potential to be developed into recreation bases or places to process timber brought down from the upper slopes.

The trees in these woods are mostly young, approximately 20 year old broadleaves. There are some notable areas of mature conifer that we believe were planted in groups 50 years ago to screen the quarry workings.

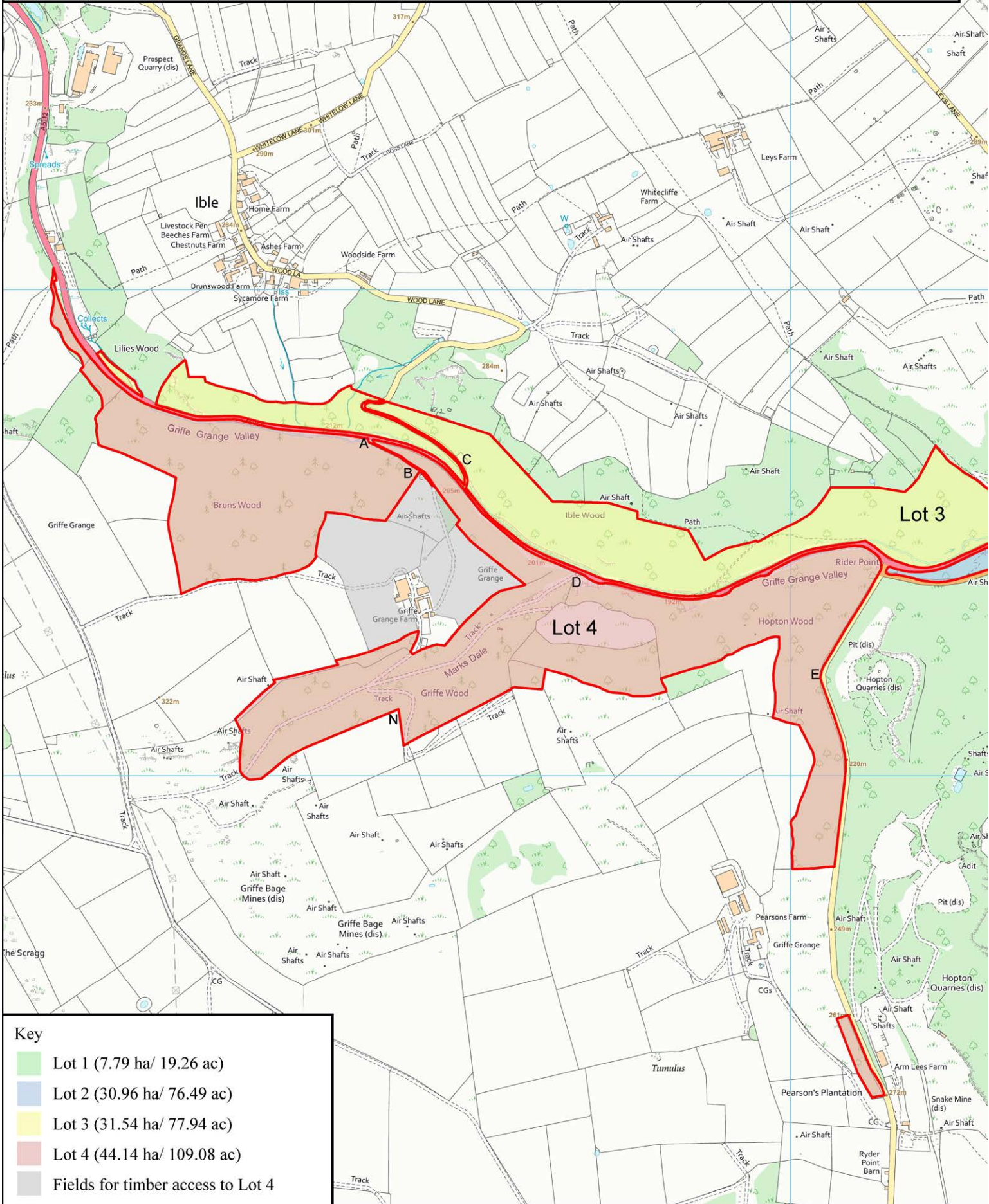
Via Gellia Woods

Location SK 264 567
 Scale 1:10,000 @ A3
 Drawing No. X19013-01b
 Date 25.05.23

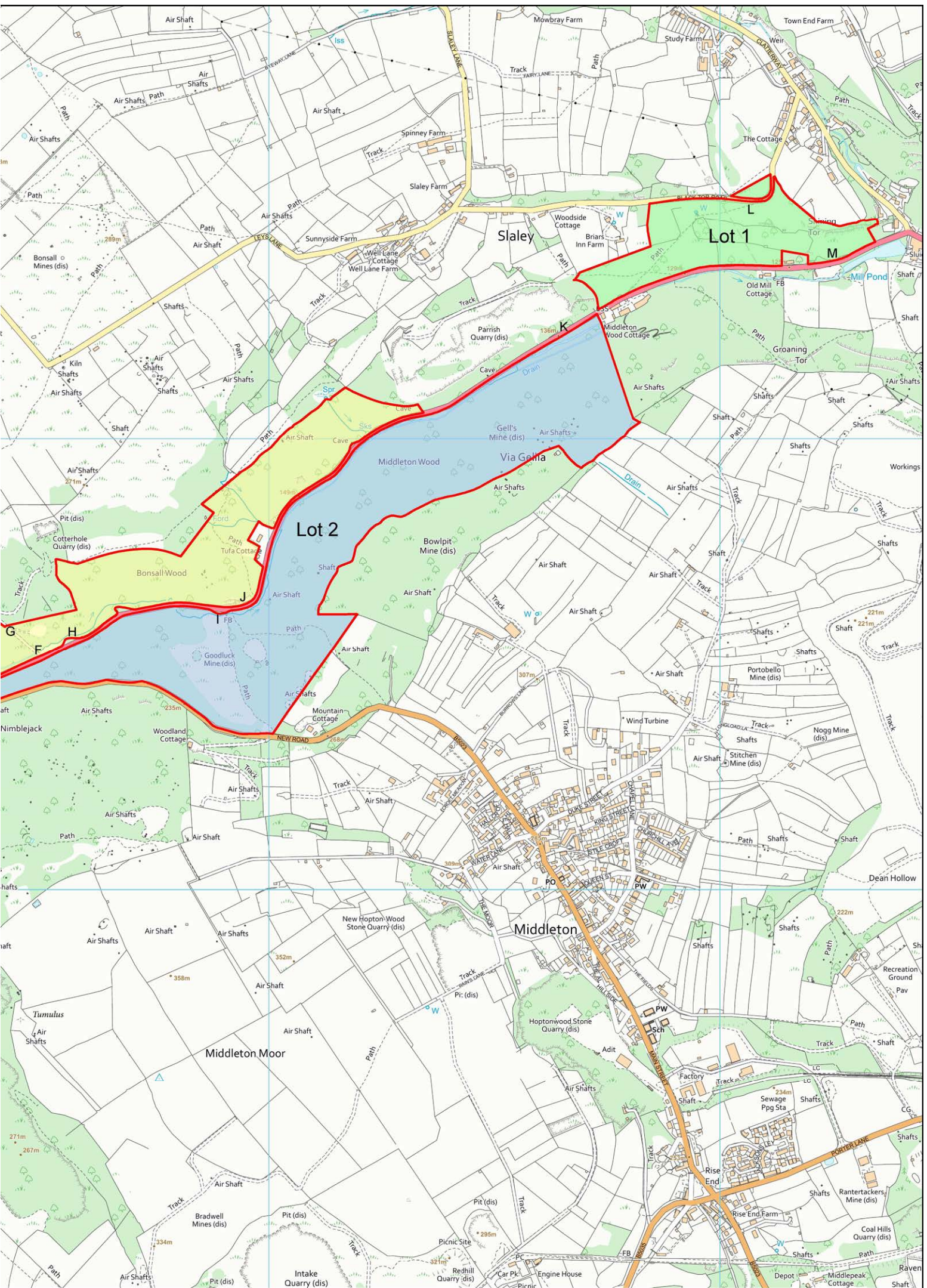


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Key	
	Lot 1 (7.79 ha/ 19.26 ac)
	Lot 2 (30.96 ha/ 76.49 ac)
	Lot 3 (31.54 ha/ 77.94 ac)
	Lot 4 (44.14 ha/ 109.08 ac)
	Fields for timber access to Lot 4



LOT 4: Bruns, Griffe and Hopton Woods

109.08 acres / 44.14 hectares

Guide price: £490,000

Bruns Wood is especially welcoming due to its gentle slopes and good accessibility. The trees are young and numerous. Estimated to be 20-30 years old the wood is also dotted with older stems. You will find oak, birch, beech, ash and sycamore - but there are also some conifer, pine mostly. Laurel is also noticeable - perhaps a hint to historic game cover now forgotten.

Access to the wood is via a shared farm entrance track shown between points A and B off the A5012. A new owner might install gateways on each side and create new tracks to make the most of the woods. The woodland owner is also permitted to use the fields, shaded grey on the sale plan, to load and process timber felled in both Bruns and Griffe Woods. Any damage to these fields would need to be reinstated after the work is completed. Griffe Wood is subject to an access right in favour of a third party who is able to drive animals through the wood to reach fields on the south side.

Griffe Wood and Hopton Wood contain mainly mature sycamore and are a marvel to explore. Griffe Wood occupies an interesting gully that has a track through the centre and is accessed directly from the main road at point D on the sale plan. Rocky exposures tower over the entrance and give way to milder slopes adorned with sycamore, beech and pine. The gully gently rises through a copse of mature pine and eventually gives way to open farmland.

To the left the track spurs off up the bank and emerges into an isolated field surrounded by woodland. The field has not been grazed for a few years and nature is gradually taking over. Beyond is Hopton Wood, a large east facing bank of almost pure sycamore which gently slopes down to the road. This wood is heavily stocked with timber that could be a reasonable opportunity to generate income from the wood. A good point to park is shown at point E on the sale plan. A new owner might be able to create a loading area for timber harvesting operations in the future, subject to planning consent.

500m further south there is a small shelter belt strip of maturing sycamore along the road which is also included in the sale.



SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale of all lots with the exception of the land in Lot 4 to the west of an approximate line between points DN on the sale plan.

FENCING

There are no known fencing liabilities.

V.A.T.

The sale of the woodlands is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodlands are sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodlands are sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

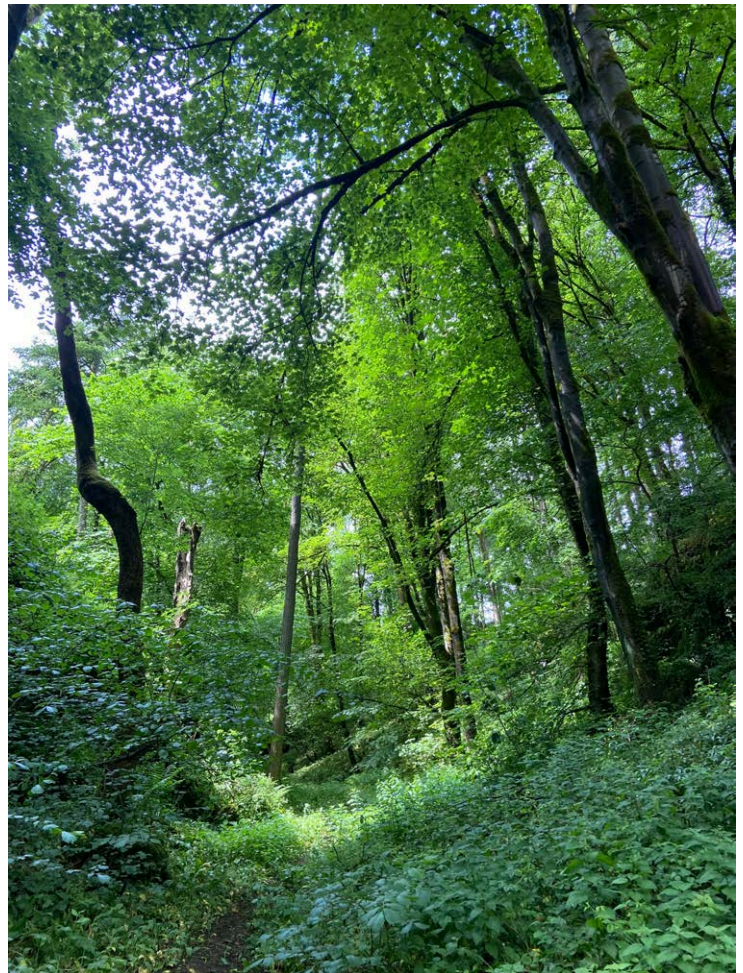
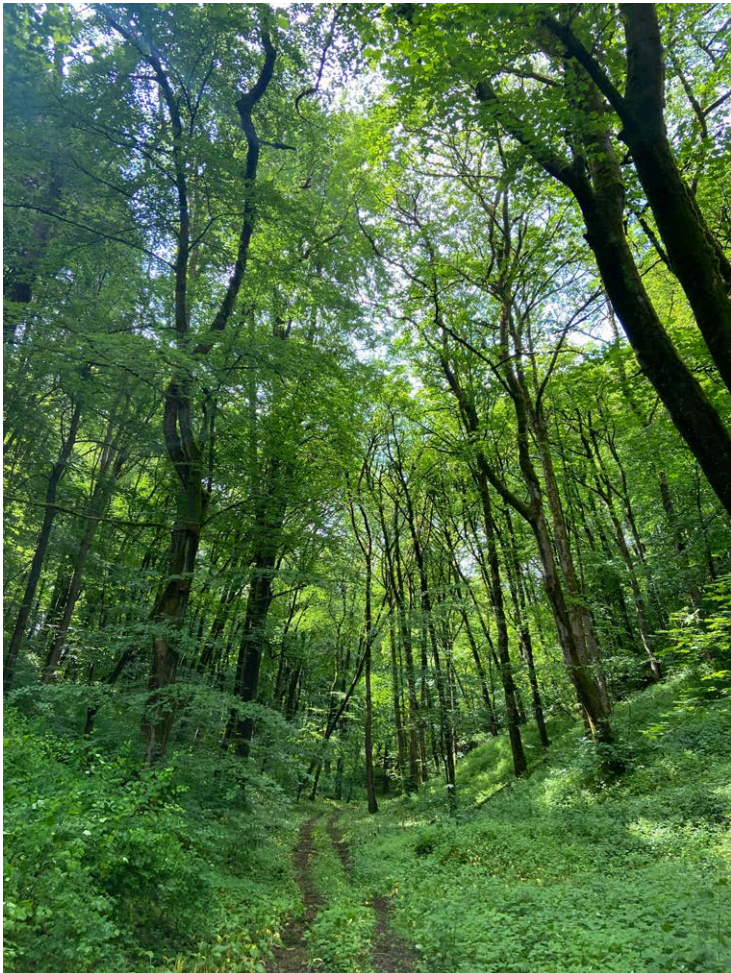
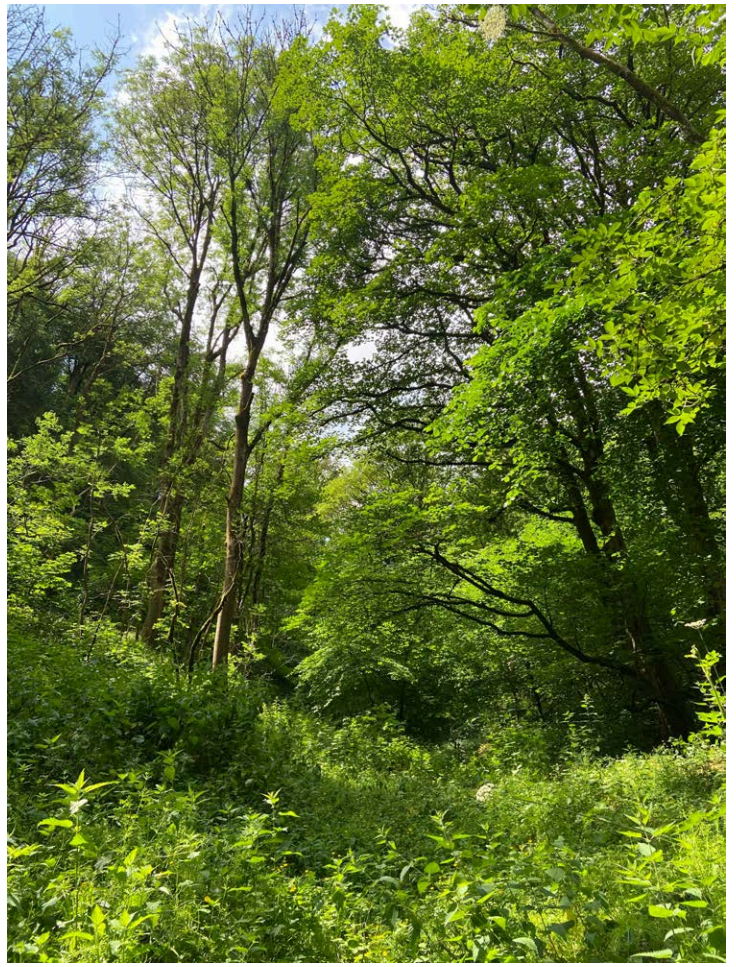
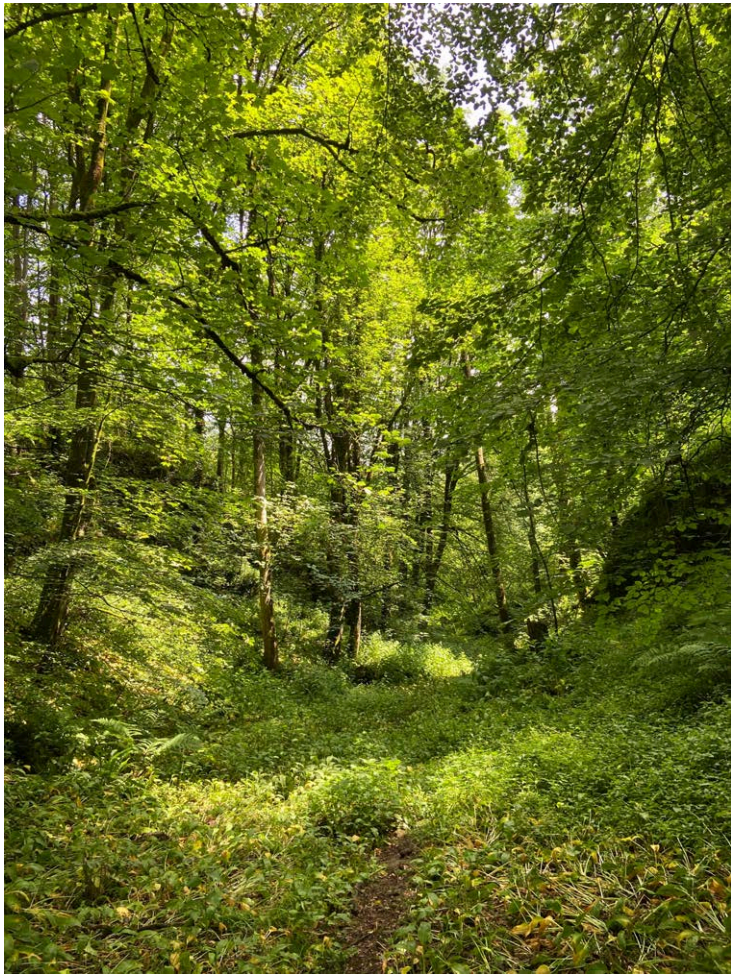
Derbyshire County Council is planning an upgrade to the A5012 Via Gellia route. Details of the proposals can be obtained from the Selling Agents upon request.

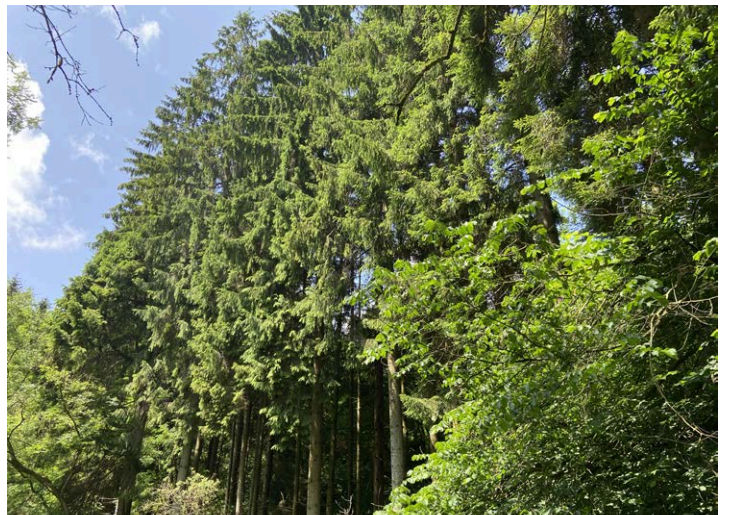
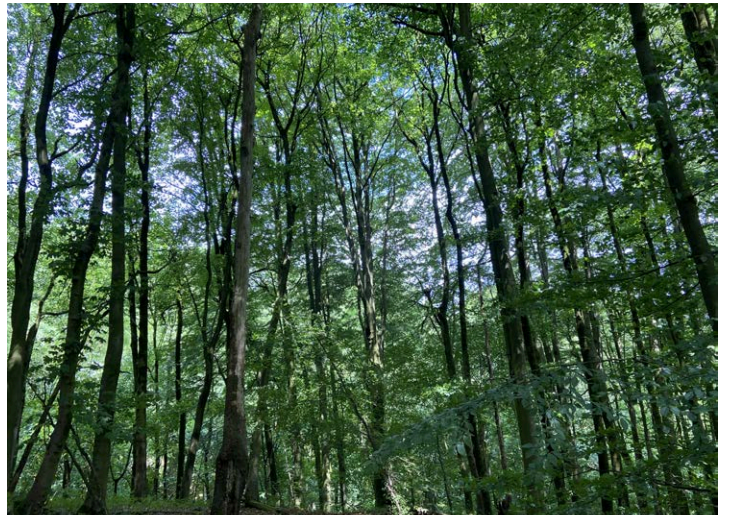
METHOD OF SALE

The Via Gellia Woods are offered for sale by Private Treaty as a whole or in 4 Lots. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk





Via Gellia Woods

Location SK 264 567

Scale 1:60,000 @ A4

Drawing No. X19013-02P

Date 16.05.23



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