



## **WYSALL, NOTTINGHAMSHIRE**

Bradmore Road, NG12 5QR

Woodland & Amenity Land – 13 Acres

Guide Price  
**£85,000**

## **FOR SALE BY PRIVATE TREATY**

**A MATURE, PREDOMINANTLY ASH WOODLAND TOGETHER WITH AN  
AREA OF OPEN AMENITY LAND, BENEFITTING FROM A TIMBER  
WOODSHED AND GATED VEHICLE ACCESS OFF BRADMORE ROAD**

Tel: 01664 560181

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Land & Estate Agents, Valuers & Auctioneers



# GENERAL INFORMATION

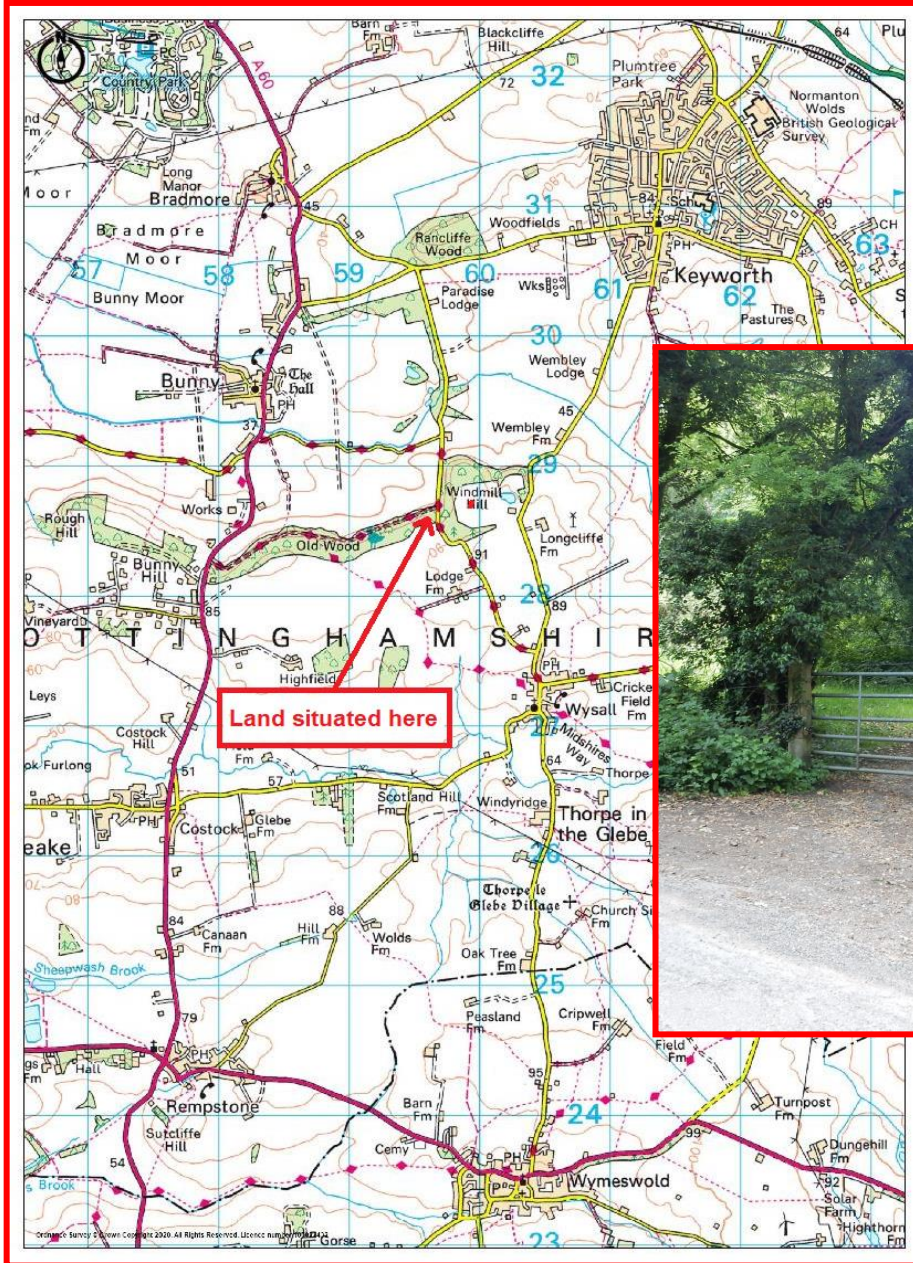
<b>LOCATION:</b>	The land is situated along a quiet country lane to the North of the village of Wysall, Nottinghamshire, approximately 7 miles South of Nottingham, 7 miles North East of Loughborough and 11½ miles North West of Melton Mowbray.
<b>DESCRIPTION:</b>	The land is made up of an area of mature woodland, covering approximately 5½ acres together with an area of amenity land, which covers approximately 7½ acres. The woodland is predominately of Ash, with a mixture of Oak, Hazel and Chestnut set amongst other tree species. The woodland has previously been used for the raising of pheasants and pheasant release pen is currently situated within it. The land also benefits from 4m x 7.5m woodshed of timber construction with box profile cladding.
<b>TENURE:</b>	Freehold with vacant possession on completion.
<b>ACCESS:</b>	The land is accessed via a 6 rail metal gate, which provides vehicular access directly off Bradmore Road.
<b>RIGHTS OF WAY:</b>	There are no known rights of way over the land.
<b>SERVICES:</b>	There are no known services to the land.
<b>EASEMENTS, COVENANTS &amp; WAYLEAVES:</b>	Whilst we are not aware of any easements, covenants or wayleaves, the land is sold subject to any that may exist.
<b>SPORTING, TIMBER &amp; MINERAL RIGHTS:</b>	All mineral, timber and sporting rights are believed to belong and if so are included in the sale.
<b>BASIC PAYMENT SCHEME:</b>	The land is not registered for the Basic Payment Scheme.
<b>VIEWING:</b>	At any reasonable time with these particulars in hand.
<b>PLANS:</b>	The plans are Crown Copyright and for identification purposes only.
<b>VAT:</b>	VAT is not payable on the purchase price.



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## LOCATION PLAN



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