



FREEHOLD FOR SALE BY PRIVATE TREATY

182.35 Acres (73.8 hectares)

CRICH CHASE

Ambergate, Near Matlock, Derbyshire

Offers Around £720,000

OS Grid Ref: SK339532 Lat/Long: 53.075463°,-1.495325°W Nearest Post Code DE4 5ER

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website

LOCATION

Crich Chase is located just to the south of Matlock Bath, adjacent to the main A6 tourist route into the Peak District. One way to access the wood is by parking in a small layby adjacent to the woodland's northern entrance track.

DESCRIPTION

Crich Chase, which is situated on the fringe of the Derwent Valley Mills World Heritage Site, is designated as a Site of Special Scientific Interest (SSSI) and Ancient woodland. This is an important site locally for nature conservation with a variety of woodland and site types represented within the confines of this large land holding. The paddock, which is included in the sale, is not covered by the SSSI.

Access to the woodland is available in two locations. These are at the north-western and south-western corners. Both cross the railway and the Cromford canal that are parallel to each other and form the woodland's eastern boundary. These are shown on the sale plan as AB and CD. The northern entrance AB can be considered the most convenient access route and the selling agents understand that this is shared with a number of third parties including a local water company. As a result the road is tarmaced.

As the name suggests, Crich Chase was once an area of open grazing land. This has gradually become colonised with various tree and native herb species over the last 100 years. As such, there are several different types of woodland cover present, as well as an area of open land that is slowly being taken over by tree species wherever a gap in the vegetation opens enough for tree seed to germinate and take hold. The majority of the land faces west and is gently sloping. This is the case for all but the north-eastern portion of the wood where the land becomes very steep and is covered in crags and edges. This part of the property gives an owner the opportunity to drink in the views of the semi-industrial landscape over the valley to the west and beyond. Imagine the canal boats below carrying coal, lead and iron ore in times when water was the optimal mode of transport. If you look carefully, you can even catch a glimpse of the River Derwent glinting as it weaves its way along the bottom of the valley.

Tree species include, oak, ash, birch, sycamore, and beech. These are represented in different proportions all over the site with areas that have been woodland for a long time being predominantly oak, sycamore and ash. Areas that have, until recently, been open grazing land currently give a good demonstration as to what happens if you leave farmland unmanaged. Initially birch will take over and this is shown very clearly at Crich Chase.

Currently a prospective purchaser will be able to see various harvesting opportunities provided by the need for a thinning and maintenance programme going forward (subject to Forestry Commission and Natural England approval).

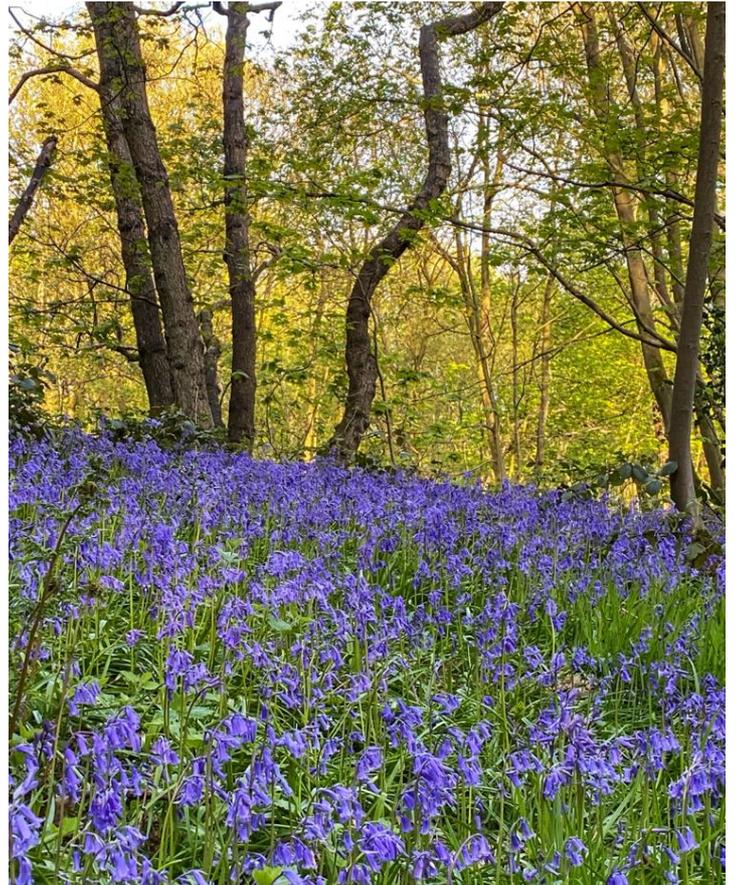
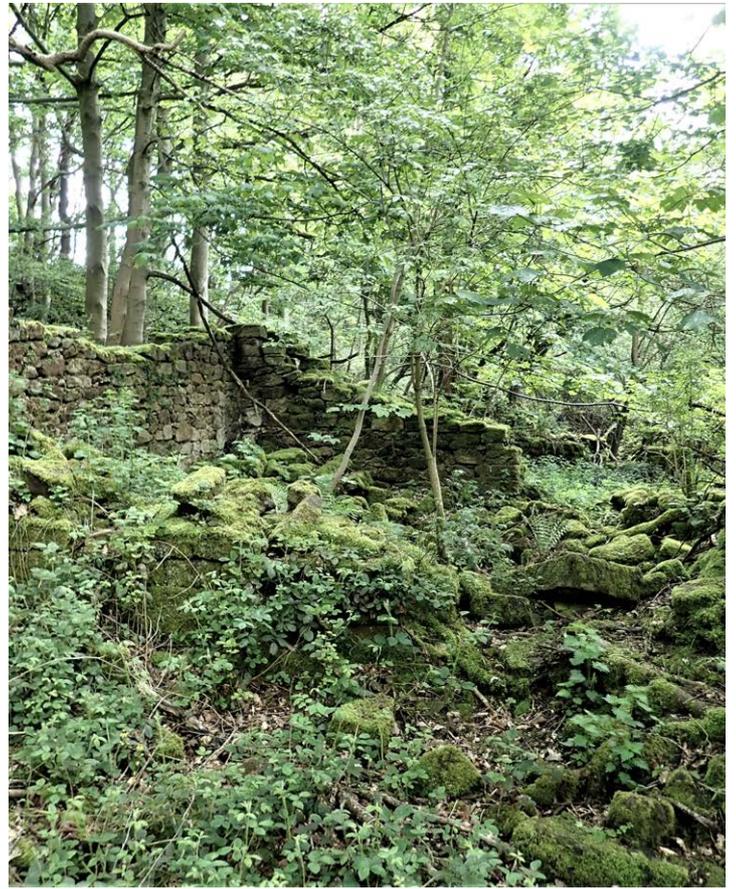
In our opinion there is a substantial quantity of firewood approaching maturity within the woodland should a new owner wish to regenerate sections of the woodland and manage the species composition for the future.

For those looking for that rewilding special opportunity there are few sites in this part of the country like this one. Everywhere you look you can see native plants and evidence of animals and insect life that appears to be ignoring the industrial heritage all around and taking ownership from the site's human custodians.

For those who enjoy looking back in time to when the area was fully industrial, references to Florence Nightingale are common in the area. She was local to Crich Chase when she lived a few miles away at Lee Hurst at around the turn of the 18th Century. The boundary of Crich Chase also encompasses one of the turning circles for the Cromford canal.

The remains of an old farmstead are situated on the eastern edge of the property. This lies close to one of the open areas of grazing land present in the centre of the property, evidenced by a series of now dilapidated dry stone walls. This was probably once a combined residential property and cattle shed. The stone remains are relatively low but give a visitor a glimpse into how this land might have looked in the past when every inch of the valley would have been intensively farmed during the valley's industrial heyday.





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 July 2021.



SPORTING AND MINERAL RIGHTS

These are owned and included in the sale. They are not let.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of rights of way for all purposes over the routes coloured brown shown AB and CD on the sale plan.

The woodland is sold subject to rights of way for all purposes in favour of several neighbouring landowners over the routes coloured blue shown DE and BF on the sale plan.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof. The woodland is 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. The purchaser will be expected to satisfy himself 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.

METHOD OF SALE

Crich Chase is offered for sale by Private Treaty. 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





Crich Chase

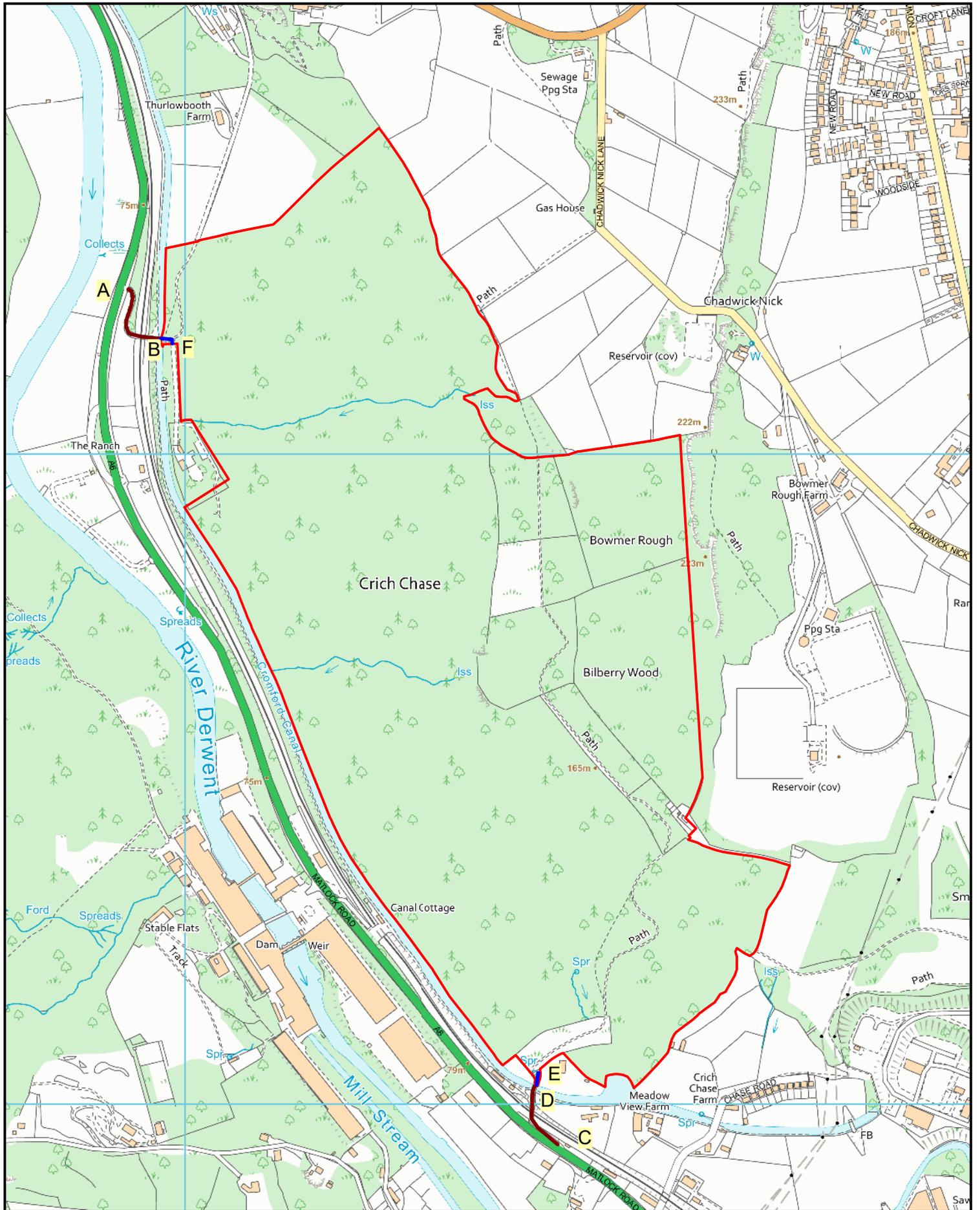
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 Scale 1:50,000 @ A4
 Drawing No. V15378-02
 Date 15.07.21



Tustins

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Crich Chase

Location SK 344 527
 Scale 1:7,500 @ A4
 Drawing No. V15378-01
 Date 15.07.21



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CRICH CHASE

Ambergate, Near Matlock, Derbyshire



Tustins

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