



Woodland at Clipston on the Wolds
Circa 3 acres

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Woodland at Clipston-on-the-Wolds, Nottinghamshire

A parcel of amenity woodland situated within the scenic Leicestershire and Nottinghamshire Wolds

Cotgrave 1 mile, Nottingham 5 miles, Melton Mowbray 12 miles.

Circa 3 acres

For sale as a whole by Informal Tender.

Deadline 12 noon on Monday 19th October 2026

Offers in Excess of £65,000

Situation

The woodland is located to the north of the village of Clipston-on-the-Wolds, and has vehicular access directly off Gilliver Lane.

The Woodland

The woodland extends to approximately three acres and comprises an attractive area of established native woodland, featuring a varied mix of species including oak, ash and beech, together with a small number of apple and pear trees.

Nestled within the woodland is a charming timber cabin fitted with a log-burning stove and set upon a raised wooden deck. Both the cabin and deck enjoy an impressive north-westerly outlook across the surrounding countryside towards Nottingham.

The property also benefits from a useful storage container and a hardcore access track to the timber cabin.

Dimensions

- Timber Cabin: Approximately 5m x 4m (20 m2 / 215 ft2)
- Raised Decking: Approximately 6m x 7m (42 m2 / 452 ft2)
- Storage Container: Approximately 2.5m x 3m (7.5 m2 / 80.7 ft2)

Tenure

Freehold with vacant possession on completion.

Method of Sale

The woodland is offered for sale by informal tender on the following terms:

1. All tenders must reach the office of Shouler & Son, County Chambers, Kings Road, Melton Mowbray LE13 1QF no later than 12 noon on Monday 19th October 2026. Late tenders will not be considered. Tenders may be submitted by email to: t.harris@shoulers.co.uk or a.anderson@shoulers.co.uk
2. Tenders should be submitted on the Tender Form in writing and placed with a sealed envelope marked "Woodland at Clipston-on-the-Wolds FAO Tim Harris". All tenders must be made by a named Buyer with their full home address, telephone number and email address provided as well as details of the solicitor acting. The Tender Form is available from Shouler & Son, the Seller's agent.
3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids. No escalating tenders, linked tenders or tenders made with reference to others will be considered. No tenders will be considered that are subject to obtaining planning permission.
4. The seller does not undertake to accept the highest or indeed any tender made.
5. Tenders must be accompanied with evidence of finance or funds for the purchase.
6. Tenders are invited for the land using the Tender Form available on request from Shouler & Son, the Seller's agent.

Services

There are no services connected to the woodland.

Easements, Covenants & Wayleaves

The woodland is sold subject to any existing easements, covenants and wayleaves.



Sporting, Timber and Mineral Rights

All sporting and timber rights are included in the freehold sale, in so far as they are owned.

The mines and minerals lying below a depth of 30.48 metres (100 feet) together with ancillary power of working are excepted with provision for compensation in the event of damage caused thereby.

Local Authority

Nottinghamshire County Council (unitary authority) www.nottinghamshire.gov.uk

Rushcliffe Borough Council
www.rushcliffe.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the woodland, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Viewings

The woodland may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

What3Words Access Point

dandelions.broached.forwarded

Agent's Note

We understand from the seller that the local planning authority has raised specific queries regarding the cabin and storage container. Prospective buyers are advised that formal correspondence regarding this matter will be disclosed during the conveyancing process, and they should satisfy themselves via their legal representative before proceeding.





Shouler & Son

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County Chambers, Kings Road, Melton
Mowbray, Leicestershire LE13 1Q

Tim Harris

01664 786365 | t.harris@shoulers.co.uk

Aonghus Anderson

01664 786388 | a.anderson@shoulers.co.uk

www.shoulers.co.uk

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**Shouler & Son for themselves and the vendors/lessors of
this property whose agents they are give notice that:-**

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

