

Clough Moor, Cheshire - About 13 acres, £46,000



Clough Moor is situated at a lofty elevation within the [Peak District National Park](#) and is an area of wild moorland, close to the beautiful Goyt Valley. With its upland location there are inspiring views in every direction over the stunning Peak District scenery; the [Lovell Space Telescope](#) at Jodrell Bank and [Wildboar Clough](#) are also both in sight.

Comprised of south facing heather moorland, the area is visited by many different bird species and home to many [grouse](#), making their distinctive fast, low flights and croaking calls as you walk along your route. Here and there, an occasional self-set conifer indicates that the land is suitable for growing trees. Alternatively a new owner may wish to promote the already diverse birdlife that visits, and watch nature in all its glory.

The land has good access from a solid stone track which runs along the western boundary. An historic and interesting [milestone marker](#) can be found here, dating from around 1750 and now Grade II listed. The stone reads 'To Macclesfield 6 miles' while the south face reads 'To London 164 miles'. Alongside a surviving stretch of the original turnpike road, this section was isolated in a loop of a new turnpike in 1821.

The eastern boundary is formed by a traditional dry-stone wall, beautifully encrusted with lichen that has colonised through the passage of time. Along this wall, a moss and heather-rimmed pool can be found creating a draw for visiting birdlife.

An indicator to the very important ecological and high conservation value of the area, including Clough Moor, can be found in the number of designations in place. These include [The Goyt Valley SSSI](#) (Site of Special Scientific Interest), South Pennine Moors candidate [Special Area of Conservation](#) (cSAC), The Peak District Moors [Special Protection Area](#) (EC birds directive). The area was once listed as an Environmentally Sensitive Area (ESA) and a new owner may wish to do the same again; the surrounding land is all within the scheme and its benefits.

Within 200 metres of the former Cat and Fiddle Inn, nearby is the scenic village of Wildboar Clough – with lovely walks and the popular tourist destination of [Buxton](#), a spa town since Roman Times.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Price: £46,000 Freehold

Location: Cat and Fiddle Pass, between Buxton and Macclesfield, Cheshire

Size: About 13 acres for sale

Local manager

Dan Watson

07970 116 515 or 0113 286 3701

dan@woodlands.co.uk



How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Location

OS Landranger: OS No 118

Grid ref: SJ 998 719

Nearest post code: SK11 0BE

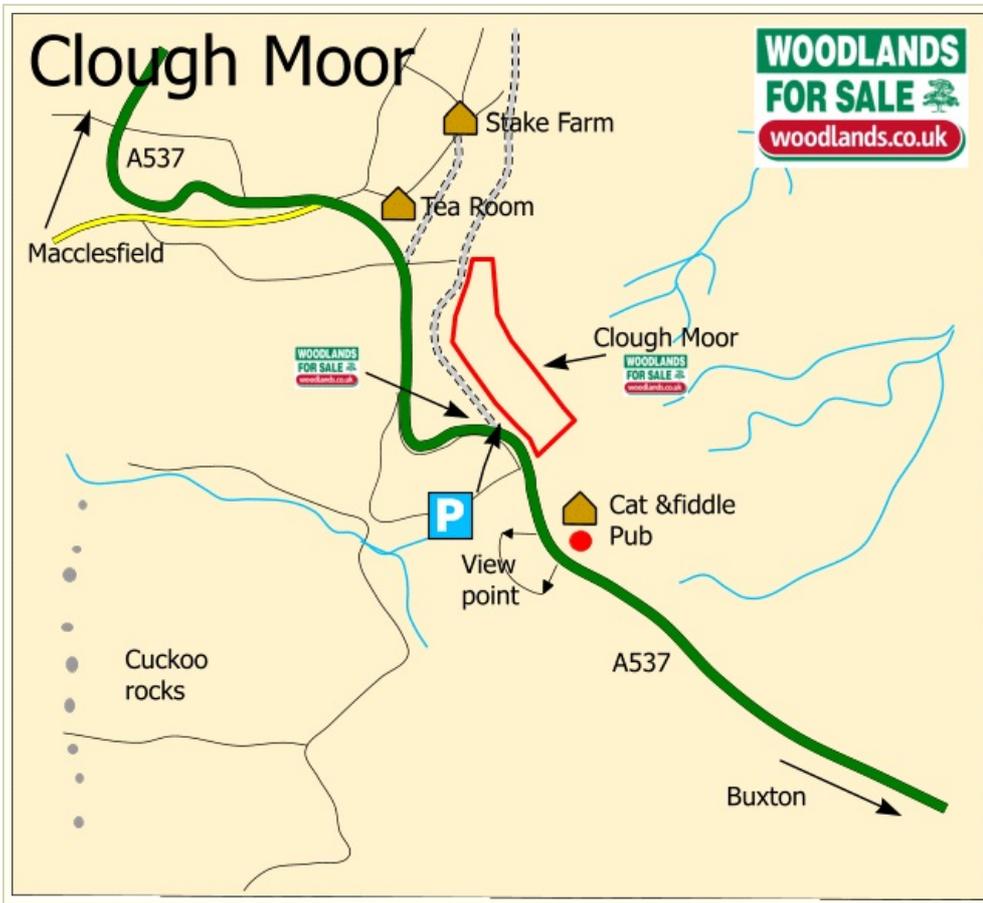
Directions

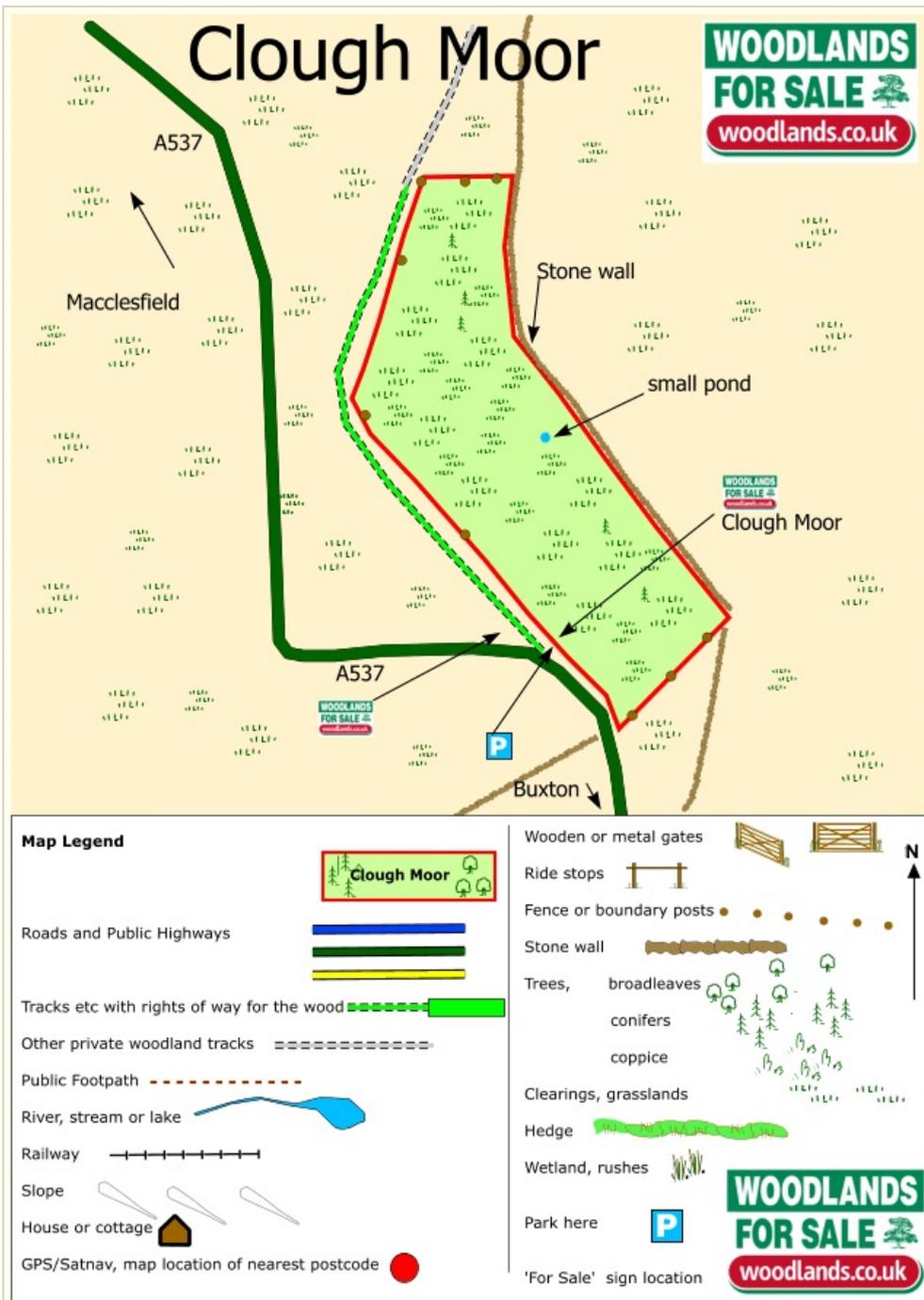
- Travel from Buxton towards Macclesfield on the A537.
- Pass the Cat and Fiddle Public House and proceed for approximately 350 metres
- Park on the right in the lay-by close to the 'Woodlands for Sale' sign.
- Clough Moor is located on the east side of the track and has red boundary markings.

Boundaries:

The extent of Clough Moor is marked in red, on fence posts along the northern, western and southern boundaries and on the wall along the eastern and southern boundaries.







Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.