

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Bosworth Wood Rudyard, Leek, Staffordshire. 5.56 acres of broadleaved woodland for £35,000 (freehold)

Outstanding setting overlooking Rudyard Lake, this broadleaved woodland is packed with trees and ideally located between Leek and Congleton.

Bosworth Wood, Leek, Staffordshire



Description

Bosworth Wood is named after the battle, where local man Ralph Rudyard is reputed to have killed Richard III, marking the end of the Plantagenet dynasty in 1485.

The wood overlooks the lake which bears his name; Rudyard Lake was constructed in 1797 to feed the Caldon Canal system which supported the potteries industry in Stoke-on-Trent. It still serves the waterways today but plays a major role in the provision of leisure pursuits.

This is a superb lakeside broadleaved wood positioned on a west facing aspect looking over the delightful valley. It is well stocked with manageable sized trees including rowan, birch and oak, all with slender form. The woodland floor is thick with ferns, brambles, soft grasses, honeysuckles and holly. Outcrops of grit stone jut out of the hillside and provide super viewing platforms to take in the dramatic scenery.

Late in winter when the vegetation dies back old paths and tracks emerge that cross the contours and reveal how the historic landscape was once managed. To the south, a belt of rhododendron provides seclusion with its evergreen leaves and a wonderful display of pink and purple flowers in summer.

This rather special wood is accessible from the A523 via a hard-surfaced track that winds through the woodland to a turning and parking place. The combination of a decent supply of firewood and unrivalled location make this wood an ideal purchase for those looking to work a small woodland and enjoy a quiet rural location that will undoubtedly provide years of pleasure and enjoyment.

If It Were Mine

I would scratch out a path to allow access to all parts of the wood and making use of any old tracks, very lightly remove some of the competing pioneer species and in doing so favour the best oak. I might also create a place to camp overlooking the reservoir.

Bosworth Wood has an existing Forestry Commission thinning licence but is within a Conservation Area, as such it is a requirement to consult with the Planning Authorities before felling trees.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Locators

OS Landranger Series Sheet No: 118.

Ordnance Survey Grid References:

- Roadside gate: SJ 952 598.

- Centre of wood: SJ 950 590.

Nearest postcode: ST13 8PP.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access

- Exiting Leek north west along the A523 to Macclesfield, after about a mile you will pass the junction for Rudyard Road on the left.
- Continue for a further mile passing a junction on the right on a left hand bend.
- Entrance to the wood is around a further 100 metres on the left.
- The metal gate has a Red Rock Forestry management sign on it (point **A** on the plan).
- Park safely without blocking access and climb the gate (sorry, we do not give out keys for viewing).
- Follow the track for 800 metres (passing a turning to the right at point **B**) to point **C** inside the wood.
- Bosworth Wood is ahead and to the right.

Boundaries

- The north boundary is indicated with green paint on wooden posts and boundary trees.
- The east boundary is the agricultural fence.
- The south boundary is indicated with white paint on wooden posts and boundary trees.
- The west boundary is indicated by a dilapidated agricultural fence.

Sporting Rights

The woodland comes with full sporting rights.

Bosworth Wood, Leek, Staffordshire



Mineral Rights

The mineral rights are included in the sale except where reserved by statute.

Rights Of Way

- There are no public rights of way inside this wood.
- A right of way is granted for this wood from the council road up to the woodland boundary (marked **ABC** on the plan).
- A shared maintenance clause covers this right of way.

Fencing Liabilities

There are no known existing fencing liabilities but an historical conveyance between the vendor and purchaser dated 1948 refers to the maintenance liability being with the woodland owner.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:
 - (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
 - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite; or
 - (iii) unreasonably damage the said tracks.
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy This Woodland

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised

price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

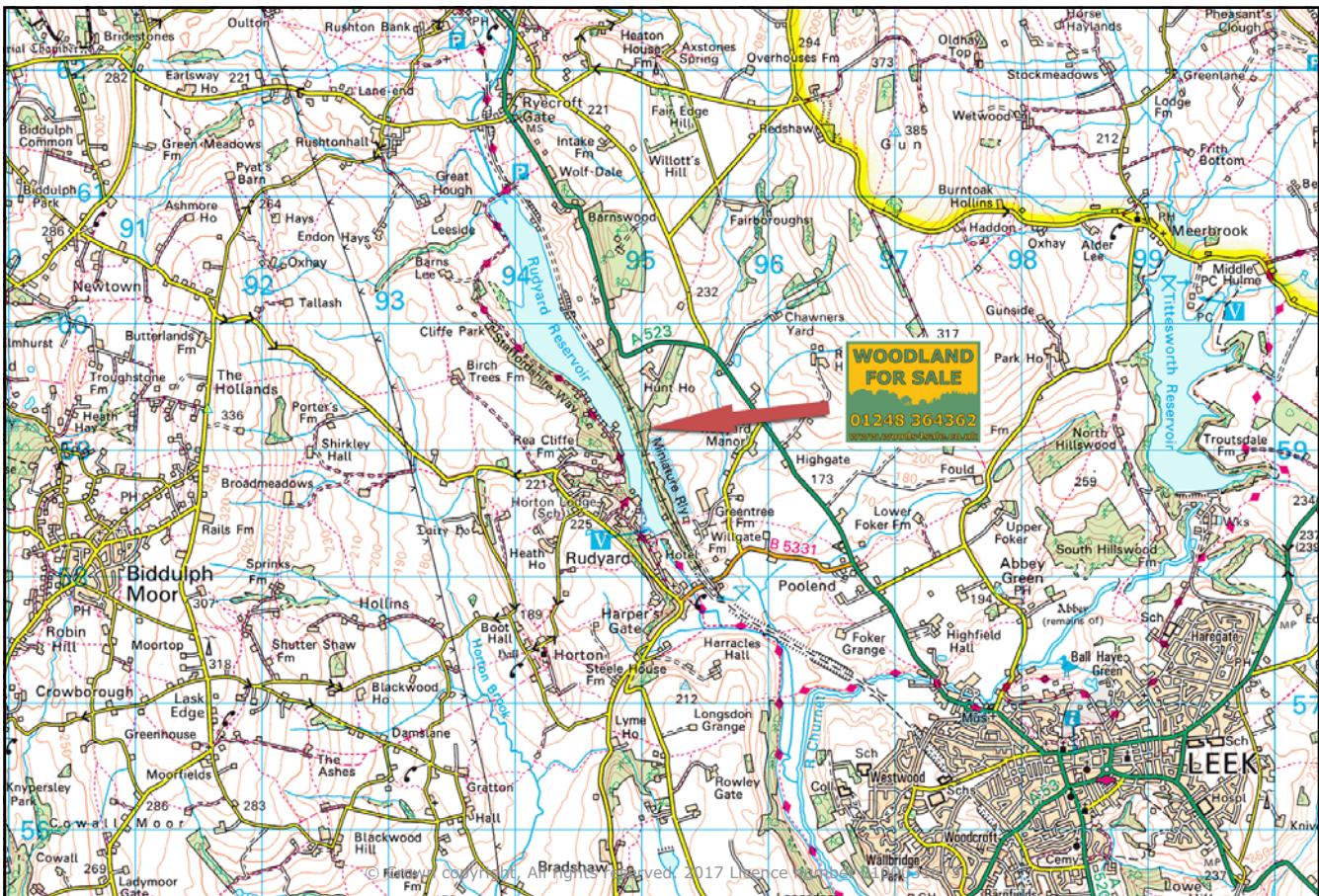
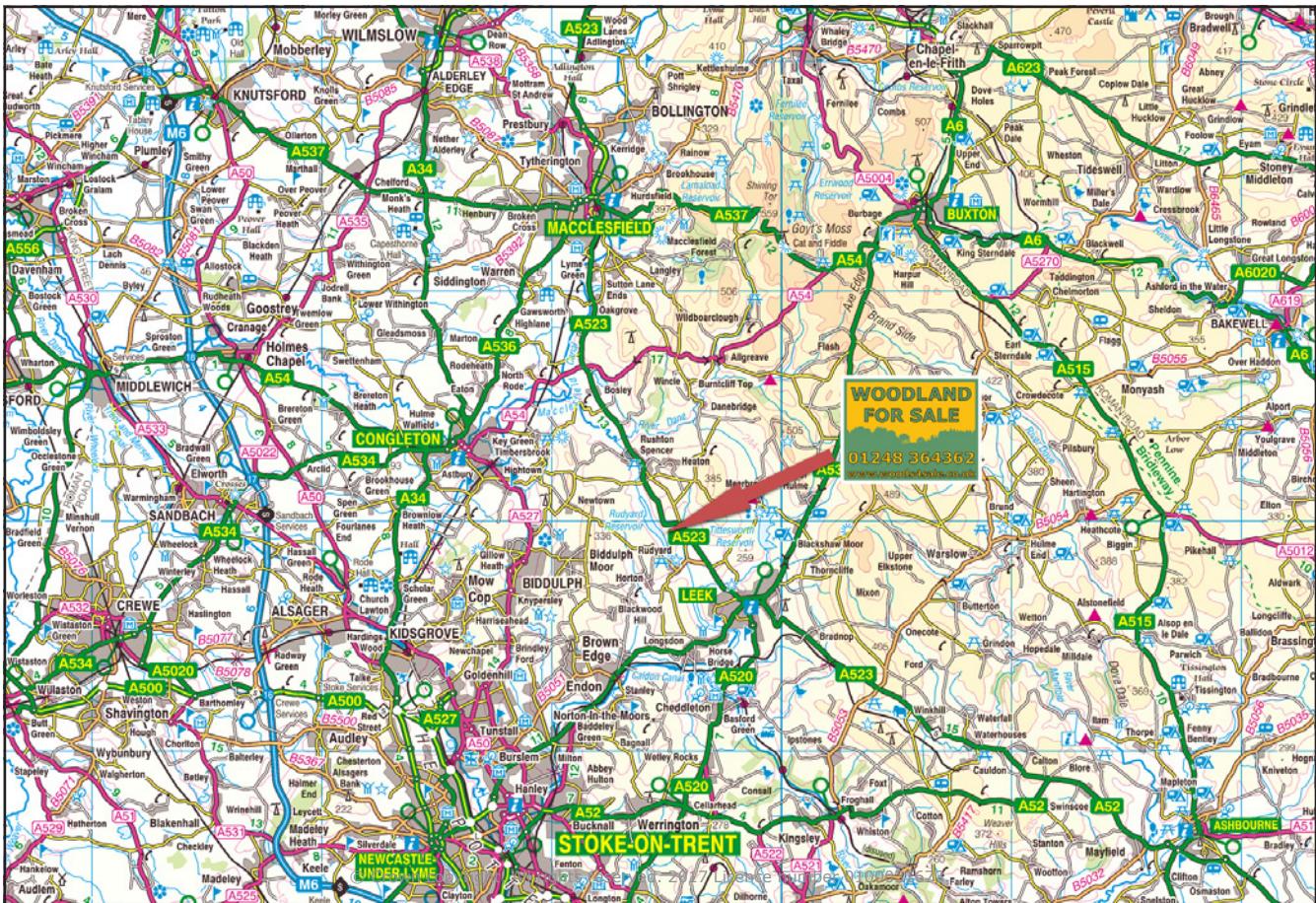
Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

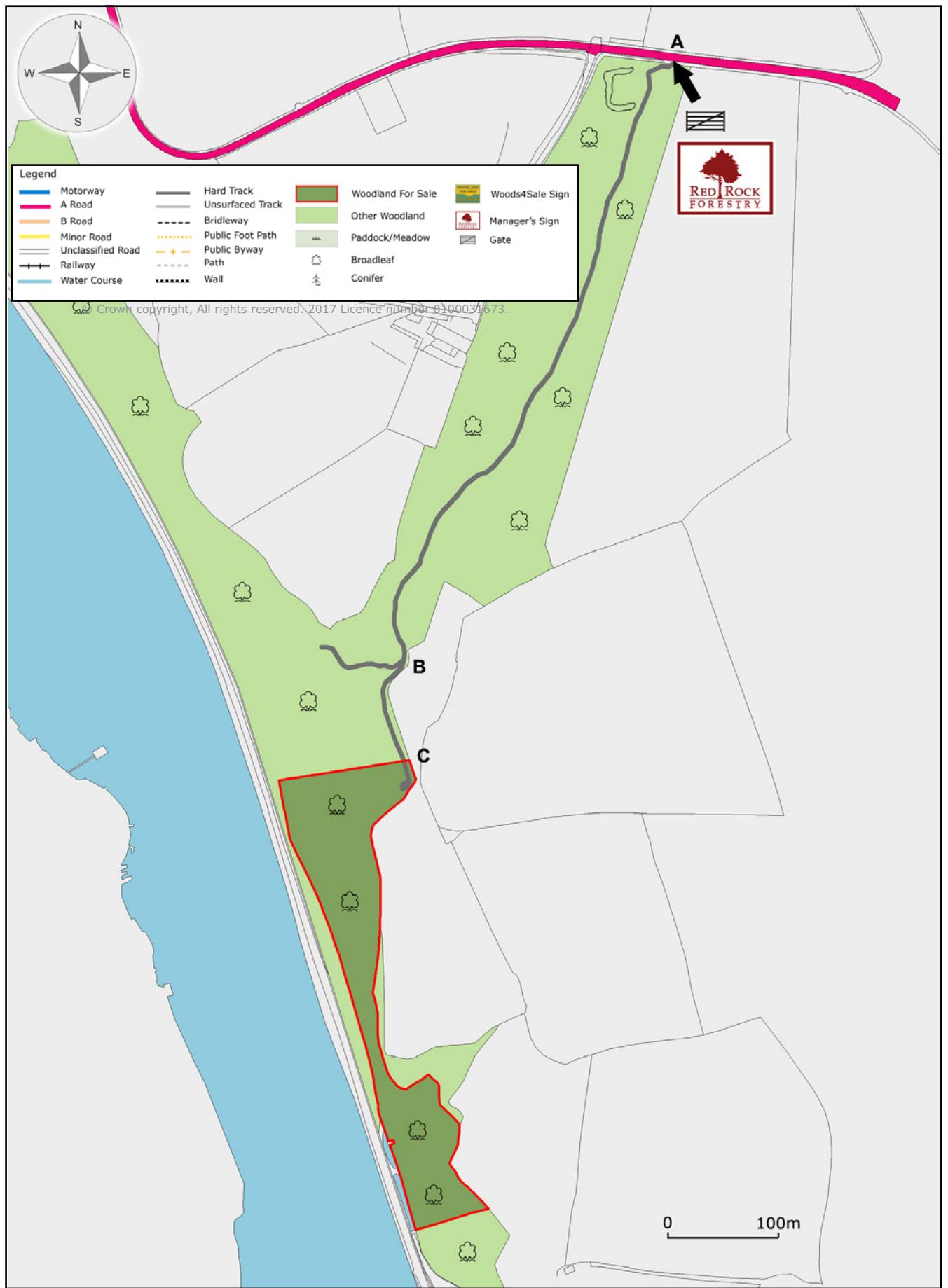
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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