

# WOODS 4 SALE

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



## Chestnut Bank

**Wolverley, nr. Kidderminster, Worcestershire**

**6.87 acres of broadleaf woodland**

**£42,000 freehold**

Broadleaf woodland in a fabulously remote location yet within a few minutes of Kidderminster town. Good access and parking.

# Chestnut Bank, Wolverley, nr. Kidderminster



## Description

Chestnut Bank is an interesting mixture of tree species, tree ages and ground conditions. Around half of the woodland is flat and sloping ground with mature mixed broadleaf trees, mainly Oak and Ash, and the rest of the property is young Oak trees recently planted in guards on a much more gentle slope.

The upper slopes are mature broadleaf trees, including Sweet Chestnut, Oak, Ash, Sycamore, Birch and Holly. The trees form a high canopy and could be a good source of firewood is a new owner required a supply.

The lower slopes of this property have recently had a stand of conifers removed as part of a Native Woodland restoration project. The areas where the conifers were removed have been planted up with mainly Oak trees. There will be a liability to maintain the young trees until they are 10 years old. This should not be an onerous task as in our opinion the trees are currently growing well and natural regeneration is more than sufficient to make up for any tree mortalities. Other mixed broadleaves intersperse the Oaks, creating a rich habitat that a new owner will have the pleasure in seeing develop into a native Oak wood.

Chestnut Bank is surrounded by other woodland on three sides and sits in a mosaic of grassland and woodland in a quiet and secluded bowl at the end of a very small country lane. From the council lane there is an excellent hard estate road all the way to the woodland gate.

The forest floor is rich in wild flowers and shrubs, with patches of bluebells in the spring under the mature trees. The soils are well drained sandy loams over sandstone, which supports a wide variety of wild flowers, including patches of bluebells in the spring.



## Directions

From Kidderminster; leave town heading towards Bridgnorth on the A442.

After about 1 mile turn right at the top of the hill onto the B4189 signed for Wolverley.

After approx. ½ mile take the first left turn into Sladd Lane, signed for Kingsford Country Park.

Continue down Sladd lane for approx. ½ mile and then turn left where it is signed for Horseley Hills and Bodenham Arboretum, then immediately left again down a narrow lane.

Follow this lane for a further 75 metres until you come to a set of double steel gates (point **A** on the plan below). Please park here and walk the rest of the way.

If you climb the gates and follow the hard estate road down through the trees and round several bends all the way for a further 650 metres you will eventually come to another set of double steel gates (point **C** on the plan).

The right hand gate is signed 'Chestnut Bank' and the woodland for sale is behind the gate and on the right along the track.

## Locators

OS Landranger Series sheet: 138.

Gate at county road: SO 806 802.

Centre of wood: SO 807 798.

Nearest postcode: DY11 5TD.

## Boundaries

The north-west boundary with other woodland is the centre of the public footpath that runs up the slope



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inside a slightly sunken route.

The south-west boundary is the edge of the woodland where it abuts the council road.

The south-east boundary is indicated by wooden posts with pink painted tops.

The eastern boundary is the edge of the track indicated by wooden posts with blue painted tops.

## **Sporting Rights**

The property comes with full sporting rights.

## **Mineral Rights**

These are included in the sale, except where reserved by statute.

## **Rights of Way**

There is a right of way for the owner of Chestnut Bank all the way from the council highway at **A** on the plan below, to the woodland boundary marked **C**. A shared maintenance clause covers this access.

A right of way is reserved along the route **CD** for the benefit of the woodland beyond.

There is a public footpath running along the north-west boundary but there are no public rights inside the woodland.

## **Fencing Liabilities**

There are no known fencing liabilities.

## **Restrictive Covenants**

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

## **Viewing**

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

## **Contact**

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

## **How to Buy this Woodland**

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other offer.

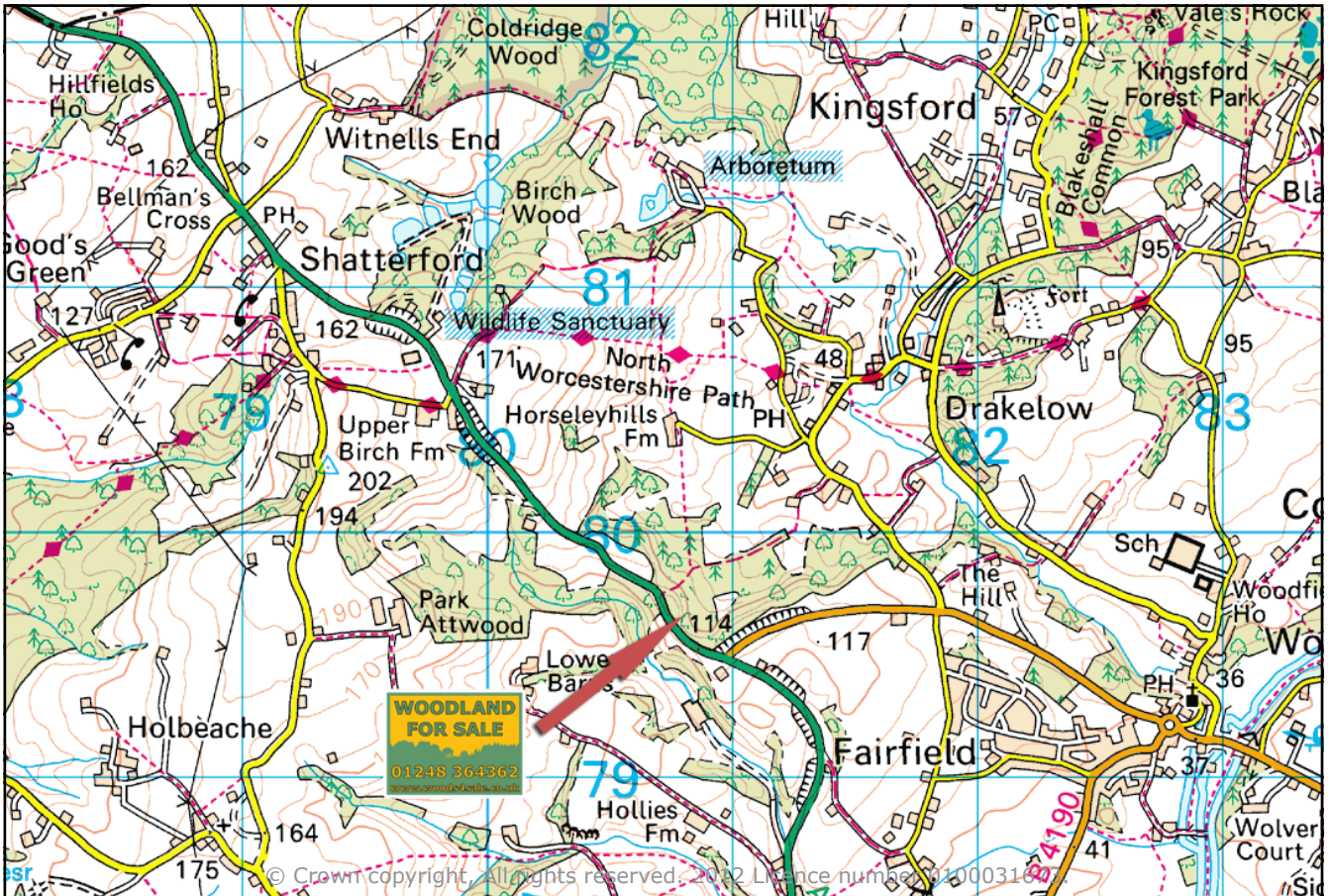
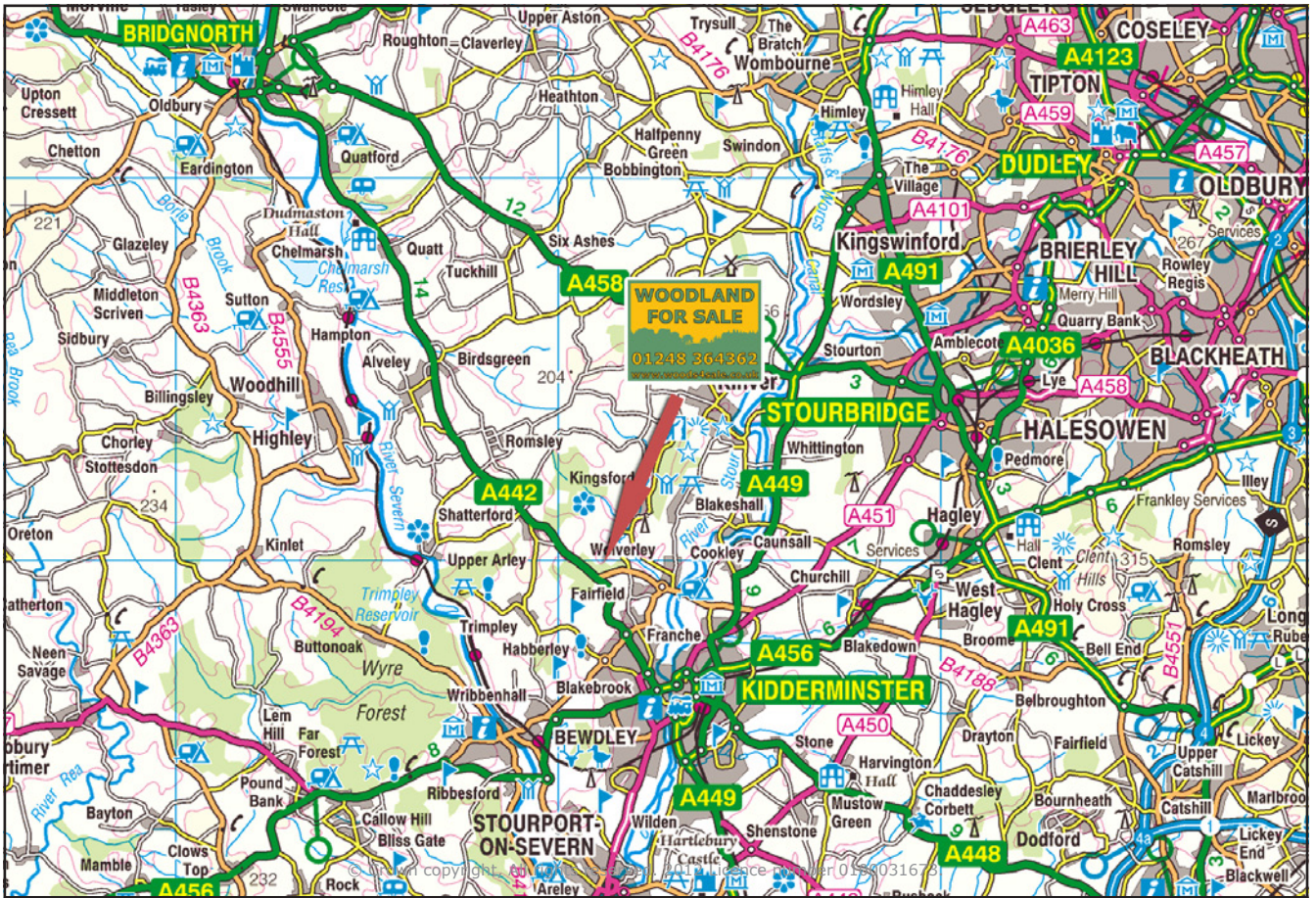
## **Note**

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



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