

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.



Old Coppice Wood

Wolverley, nr. Kidderminster, Worcestershire

4.68 acres (approx.) of mature broadleaf woodland

£40,000 freehold

Large mature Sweet Chestnut woodland in a fabulously remote location yet within a few minutes of Kidderminster town. Good access and parking.

Woods4Sale Ltd. Felin Hen Farm Felin Hen Bangor Gwynedd LL57 4BB UK
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Old Coppice Wood, Wolverley, nr. Kidderminster



Description

Old Coppice Wood is a beautiful example of ancient Sweet Chestnut coppice that has been left uncoppiced for over 100 years. The magnificent coppice stools are probably over 200 years old and are now massive, with large multi-stemmed trees growing from them. There are also some much younger trees, although still large in their own right, growing between the coppice stools. Other trees present are Sycamore, Oak, Birch and Cherry.

The ground conditions range from flat at the northern end, to steeply sloping sandstone escarpment along the southern boundary. The woodland is very sheltered and has a fantastic remote feel, yet still being easily accessible and close to the town of Kidderminster.

Old Coppice Wood is surrounded by other woodland and sits in a mosaic of grazing 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 where a dry sandy track takes you up to Old Coppice Wood boundary.

The forest floor is rich in wild flowers and shrubs, with large patches of bluebells in the spring. The soils are well drained sandy loams over sandstone.

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, past a couple of steel gates into fields on your right (point **B** on the plan), all the way for a further 400 metres you will eventually come to a steel gate on your left (point **C** on the plan).

Walk around the gate and straight down the sandy track until you come to a 'T' junction (point **D** on the plan). Old Coppice Wood is now in front of you on the left of the red markings.

Locators

OS Landranger Series sheet:138.
Gate at county road: SO 806 802.
Centre of wood: SO 811 797.
Nearest postcode: DY11 5TD.

Boundaries

The northern boundary is indicated by wooden posts with red painted tops.

The southern and eastern boundaries are agricultural fences with grass fields beyond.

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The western boundary is indicated by wooden posts with red painted tops and red marks on boundary trees.

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 Old Coppice Wood all the way from the council highway to the woodland boundary. A shared maintenance clause covers this access.

There are no public rights of way in or near 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.

How to Buy this Woodland

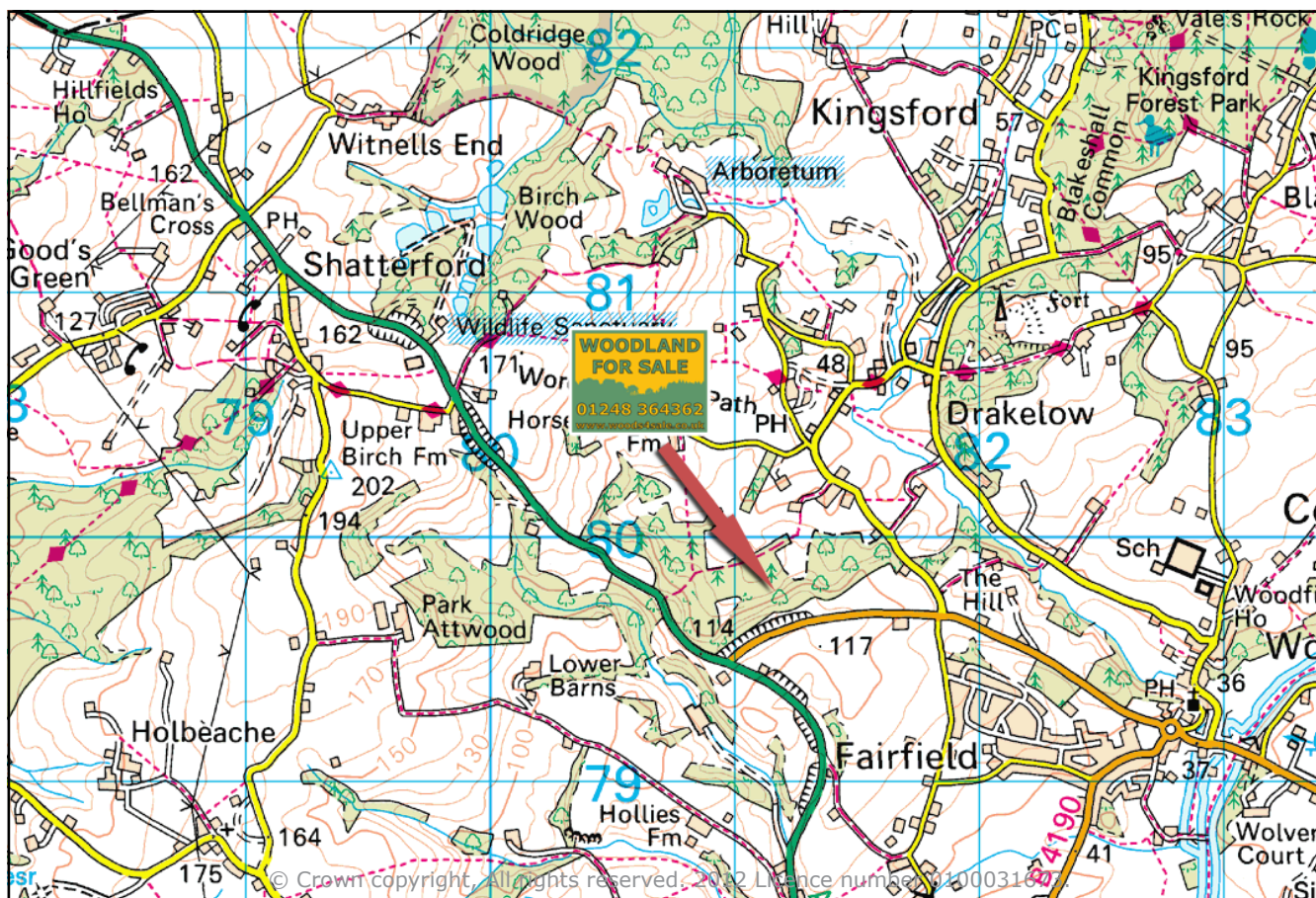
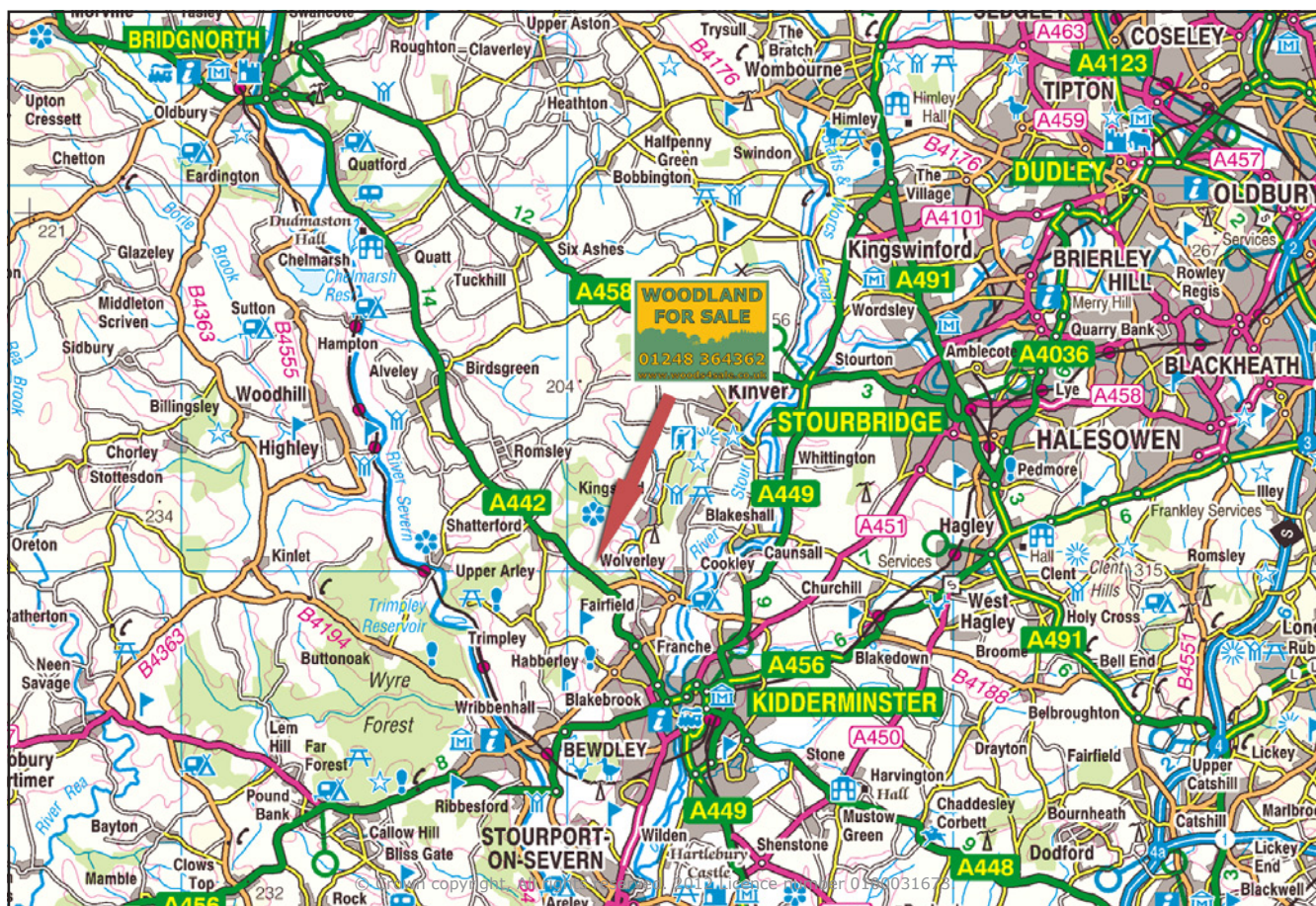
Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off 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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