

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

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



## Anker Wood

Upper Broadheath, 2.63 acres of deciduous woodland easily accessed from Worcester looking out to the Malven Hills for £29,000 (freehold)

A delightful woodland situated in rural Worcester with good access. Comprising a wide range of maturing native tree species with diverse characteristics and packed with firewood.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Anker Wood, Upper Broadheath, Worcestershire



### Description

Anker Wood is a predominantly broadleaved woodland set in quiet rural Worcestershire looking out to the Malvern Hills. This typical English woodland once carried a conifer crop which was felled some 40 years ago and is now restored to its former Ancient Woodland status but with remnants to its recent history, redwood, Norway spruce and scots pine are a nice token to diversity.

Within the woodland you will notice an impressive number of hardwood trees, namely oak, ash, beech, hornbeam and sycamore, a welcome sight to an enthusiastic woodsman. Adding a splash of green in winter you will also find a few aforementioned conifer trees.

At ground level you will find grasses, ferns, bramble and rose, wood anemones, celandine and vines. You will notice a developing understory, in places very dense with regenerating trees and small trees such as hawthorn, hazel, privet and holly.

Anker Wood sits in quiet agricultural countryside and forms part of a larger woodland. It has road frontage and excellent hard standing access suitable for a two wheeled drive car with ample turning and parking.

A wildlife track leads deeper into the wood and allows you to appreciate this glorious woodland at close hand. There is small clearing made for a camp accessed by a discreet route through the trees. Also provided is a small garden shed suitable for storing tools for the would-be forester.

### If It Were Mine

Anker wood needs little work but I would implement a plan to remove just a few trees that prove over competitive for the nicer tree specimens. I would maintain a clear path into the wood to make use of the camping area and just enjoy.

Please remember some management operations require approval and/or a licence.

### 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: No 150

National Grid Ref:

- Roadside Gate: SO 765 573.

- Centre of wood: SO 766 572.

Nearest postcode: WR6 5NT.

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

● **From Worcester:** Heading West along the A44 take the first right turning onto an unclassified road called Crown East Lane.

● Heading North West towards Upper Broadheath, Crow East lane merges into Ankerdine Road heading towards Berrow Green.

● Go straight through the crossroads at Cobbler's Corner.

● The entrance is a further half mile on your right.

● There is a metal gate with a Woods for Sale sign (marked **A** on the plan) and is the access point into the woodland.

● Please park your car safely without blocking access and climb the locked gate into the wood to continue on foot. Sorry, we do not provide keys for viewings.

● With your back to the gate the woodland is directly to your right.

## Anker Wood, Upper Broadheath, Worcestershire



### Boundaries

- The northern boundary is the south side of the track indicated by wooden posts with blue painted tops or blue paint marks on boundary trees.
- The southern boundary is the tree line along the roadside.
- The short north-west boundary is indicated by wooden posts with green painted tops.
- The short eastern boundary is indicated by wooden posts with red painted tops or red paint marks on boundary trees.

### Sporting Rights

The sporting rights are owned and included in the sale.

### Mineral Rights

The mineral rights are included except where reserved by statute.

### Rights Of Way

- There is a right of way for all times and all purposes over the track **BC**.
- A right of way is reserved over the track **AB** for the benefit of woodland beyond.
- A shared maintenance clause covers all of the rights of way with liability according to use.
- There are no public rights of way within the woodland.

### Fencing Liabilities

There are no known fencing liabilities.

### 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.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### How To Buy

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.

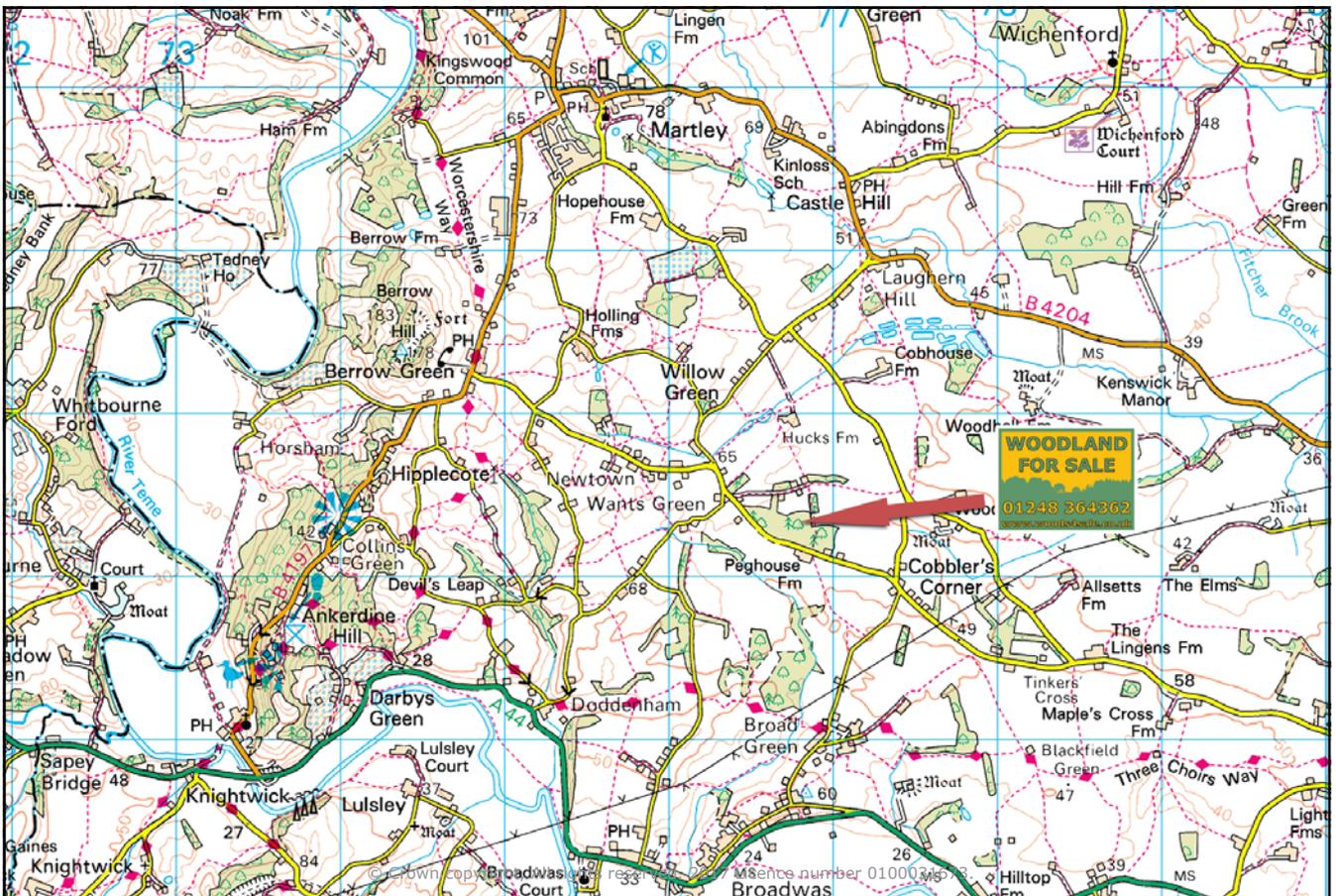
### Woods4Sale Interest

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](mailto:info@woods4sale.co.uk).

# Anker Wood, Upper Broadheath, Worcestershire



# Anker Wood, Upper Broadheath, Worcestershire

