WOODS 4 SALE

Phone: 01248 364 362
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.

Ashton Wood

near Banwell. 5.12 acres of mature Ancient Woodland with conservation and recreational opportunities in rural North Somerset. £64,000 (freehold)

SOLD

A lovely blend of mature oak, ash and sycamore woodland, 7 miles from junction 21 of the M5 and a short distance from Western-super-Mare.

Ashton Wood, Banwell, Somerset

Description

Ashton Wood is situated on the eastern edges of Banwell village and not far west from the historic city of Bath in North Somerset. Access is through a locked gate and along a track.

Located on north facing slopes amongst flint and loamy soils, the mature woodland canopy includes ash, oak, beech, sycamore, cherry and occasional hazel. In the shrub layer below you will find hazel coppice, holly, field maple, and hawthorn as well as a smattering of regenerating sycamore and ash. Once the warmer weather arrives, the ground layer is festooned with Ancient Woodland indicators namely bluebells, wood anemones and dog's mercury, succeeded by pungent wild garlic; great for making jars of delicious homemade pesto. Ferns are common here too, hart's tongue and broad buckler-fern can be found. Making use of the Forestry Commission thinning licence, a new custodian could consider selecting a stem or two of ash for a stock of fuel. This licence is in place until October 2022.

The whole of Ashton Wood is designated as a Site of Special Scientific Interest (SSSI); the area was once historically mined for ochre between 1930 up until 1948, some of these notable mine shafts are still open or collapsed with the open now fenced off. **Please take care when visiting the woodland.**

A bat assessment carried out in 2020 discovered resident roosting bats within the redundant caves and shafts. Approximately 281 great horseshoes and 49 lesser horseshoes were counted at the time of the survey.

More frequently spotted creatures include roe and muntjac deer, badger, fox, hare and grey squirrel. A host of birds can be seen and heard – including tree pipit, owl, buzzard and many harmonious songsters.

There are several level spots to the north and south that may well make nice camping areas as well as places to refine bushcraft talents. Between the trees are glimpses of the River Severn.

If It Were Mine

I would consider creating a footpath and steps to the top of the woodland and to the caves, perhaps clearing an area for overnight stays and crafting. A rope swing on a sturdy limb would work well here. Perhaps the removal of some of the light supressed trees could be carried out, to be used for logs and allowing the bigger stems to develop further.

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.

Some old mine entrances still exist within the woodland as partially collapsed entrances into the hillside. Please take care when visiting the woodland.

Residential Planning Permission

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

Nearest Postcode

BS29 6PQ (This is for the local area, not specific to the woodland).

What3Words

Entrance (point **A**): ///venturing.shelved.replied

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Ashton Wood, Banwell, Somerset

Ordnance Survey Grid References

OS Landranger Series Sheet No: 182

- Roadside gate: ST 407 593
- Centre of wood: ST 406 592

Directions & Access

- From Banwell village, travel east along the A368 towards Sandford.
- After approximately half a mile, you will see a layby on the right-hand side with a double wooden gate set back and Wood4Sale signs (point **A** on the plan below).
- Please park safely in front of one of the gates, ensuring there is clear vehicular access through the other for key holders (sorry we do not provide keys for viewings).
- Climb the gate and turn immediately right, continue along the track for 50 metres until you see a wite painted posts on both the left and right of the track (point **B**).
- This is the start of the woodland.

Boundaries

- The southwestern boundary is indicated by blue paint on occasional wooden posts and trees.
- The short southeastern boundary is the edge of the woodland, indicated by the dilapidated fence and wooden gate with fields beyond.
- The northern boundary is the top of the earth bank and bund with verge and council highway beyond.
- The eastern boundary is indicated by white paint on occasional wooden posts and trees.

Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

Rights Of Way

- There is a right of way granted at all times and for all purposes over the route **AB**.
- A right of way is reserved over the route **BC** for the benefit of the woodland beyond.
- A right is reserved to others to access and repair the water pipe that runs through the woodland along most of the north and north western side of the track (**XY**).
- A maintenance clause covers all the shared rights of way with liability according to use.
- There are no public rights of way in this woodland.

Fencing Liabilities

There are no known fencing obligations.

Tree Preservation Order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

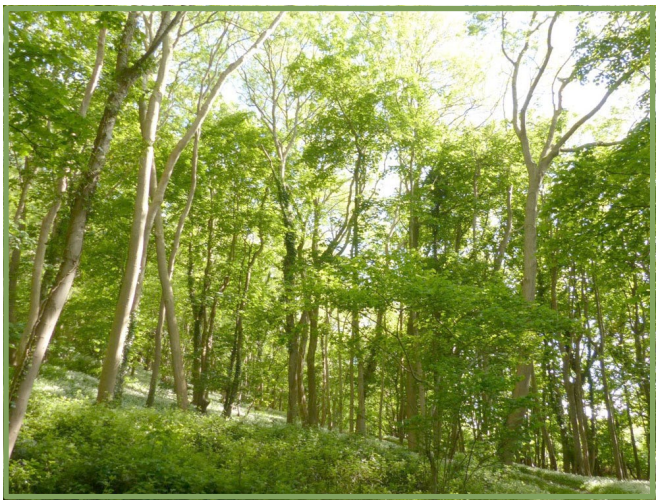
Conservation Designations

This woodland is designated as a Site of Special Scientific Interest (SSSI). To view the citation click on this and this link.

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

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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

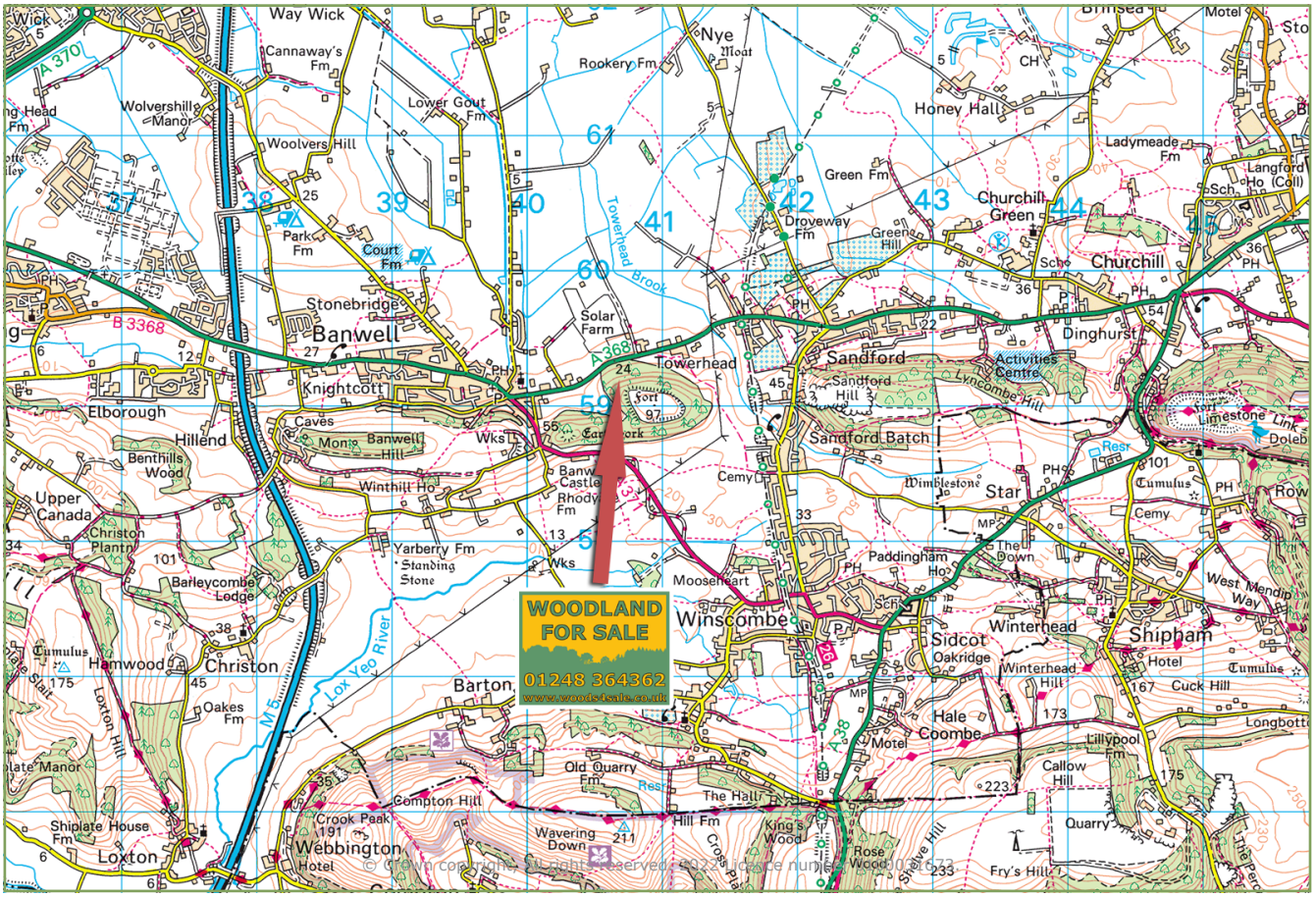
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

Ashton Wood, Banwell, Somerset



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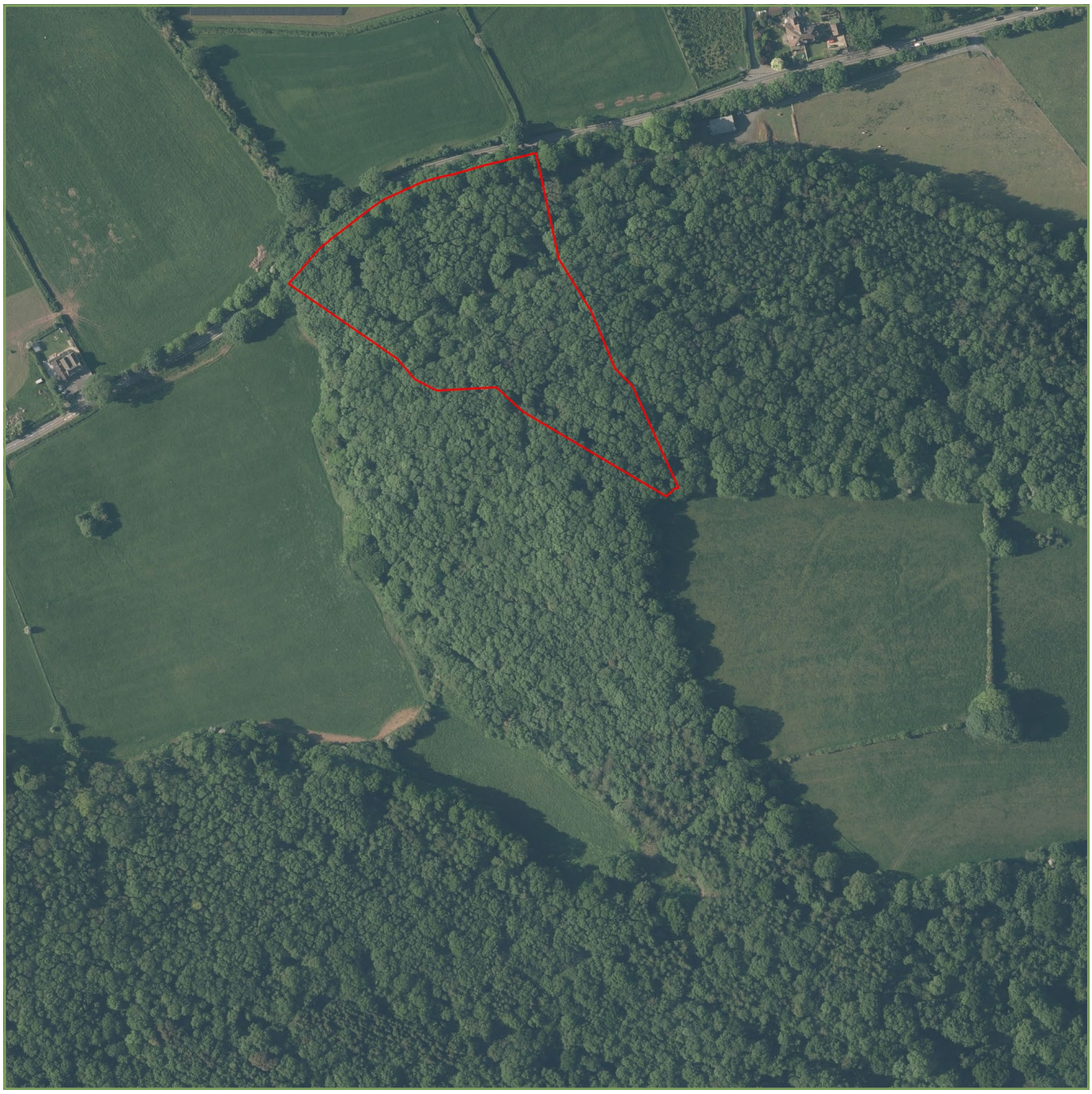

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Legend

- Motorway
- A Road
- B Road
- Minor Road
- Unclassified Road
- Railway
- Watercourse
- Hard Track
- Unsurfaced Track
- Bridleway
- Public Footpath
- Public Byway
- Path
- Wall
- Woodland For Sale
- Other Woodland
- Paddock/Meadow
- Water Pipe
- Legal Access
- For Sale Sign
- Gate
- Pedestrian Gate
- Broadleaf
- Conifer
- Cave

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