

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



Atlas Wood

near Bromyard in Herefordshire, 1.43 acres deciduous woodland with a pond, for £19,000 (freehold)

Delightfully diverse woodland in a secluded location, 30 minutes from Worcester.

Atlas Wood, Bromyard, Herefordshire



Description

Set in a wonderfully secluded and well protected location in the Herefordshire countryside, Atlas Wood offers great diversity (and it even has a dew pond too!). Located just north of the historic market town of Bromyard, this woodland is very close to the Bromyard Downs but there is not much to disturb the peace apart from the occasional tractor as it passes.

The woodland could be considered as three distinct woodland types. Mature larch and Western red cedar in the northern third, mature Douglas fir to the south and young oak, cherry and ash sandwiched between them. The dew pond is well formed (if a bit crowded in by trees at the moment) and can be found in the south west area of the woodland, on the edge of the young wooded area. There is perhaps the suggestion of a second to the eastern edge too but is not as well formed.

Access is taken directly off the public footpath to the east of the wood, currently suitable for 4WD vehicles, but with a bit of clearance could become easier to access in 2WD. There is a small area of stone on the ground just within the boundary in the north east corner that might be suitable to park a car or stack some timber.

There are small sections of the woodland where bluebells grow in the spring time, snowdrops in the late winter and elsewhere there are plenty of other plant species that make for a nice level of diversity.

All in all, Atlas Wood is wonderfully diverse with lots of character and plenty of opportunities for someone looking to take a firm hand in looking after a woodland.

If It Were Mine

Initially I would focus my attention on improving the

light levels around the dew pond as this could be a wonderful place to spend time or to attract some more wildlife. The younger trees could do with a light thin to encourage them to keep growing well.

Before doing all of this I would maybe cut a few branches from the clump of mature western red cedar to the north and make a little campsite by stringing up a couple of tarps to make a shelter and then I could spend a few days there whilst doing some of the other work.

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.

Nearest Postcode

HR7 4PL (This is for the local area, not specific to the woodland).

What3Words

Woodland entrance: ///funded.shuffle.seabirds

Ordnance Survey Grid References

OS Landranger Series Sheet No: 149

- Roadside gate: SO 668 570
- Centre of wood: SO 668 568

Atlas Wood, Bromyard, Herefordshire



Directions & Access

- Heading northeast out of Bromyard along the B4203, direction Stourport, drive up the hill for approximately 2 miles.
- Once you have driven through the hamlet of Norton, the road will level off and then descend.
- Shortly thereafter you will drive alongside a high sandstone wall and where the wall ends, there is a sharp turning on your left, direction Edvin Loach.
- Turn left and drive along this unnamed road for a further 0.5 miles, and when the road starts to bend sharply to the right at the bottom of the hill, there will be a Woods4Sale sign directly in front of you and a metal gate on the left, set back from the road, with a stile adjacent and a footpath sign (point **A** on the plan below).
- Please park in front of the gate and public footpath entrance, making sure you do not block access (sorry we do not provide keys for viewings).
- Climb the gate and walk along the footpath for approximately 40 metres, and you will pass a sign for Buckler Wood on the right and then Atlas immediately after (there is a wooden Atlas Wood sign, point **B**), this is the start of the woodland.

Boundaries

- The north boundary is indicated with green paint on trees and posts.
- The west boundary is indicated with white paint on trees and posts.
- The south boundary is indicated with orange paint on trees and posts.
- The east boundary is a low earth bank on the edge of the public footpath (with a dilapidated barb wire fence).

Sporting Rights

The shooting rights have been reserved to a third party but have not been exercised for at least 23 years and probably unlikely to be in the future.

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 **ABC** on the plan below.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There is no public right of way in 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
 - (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.

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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.

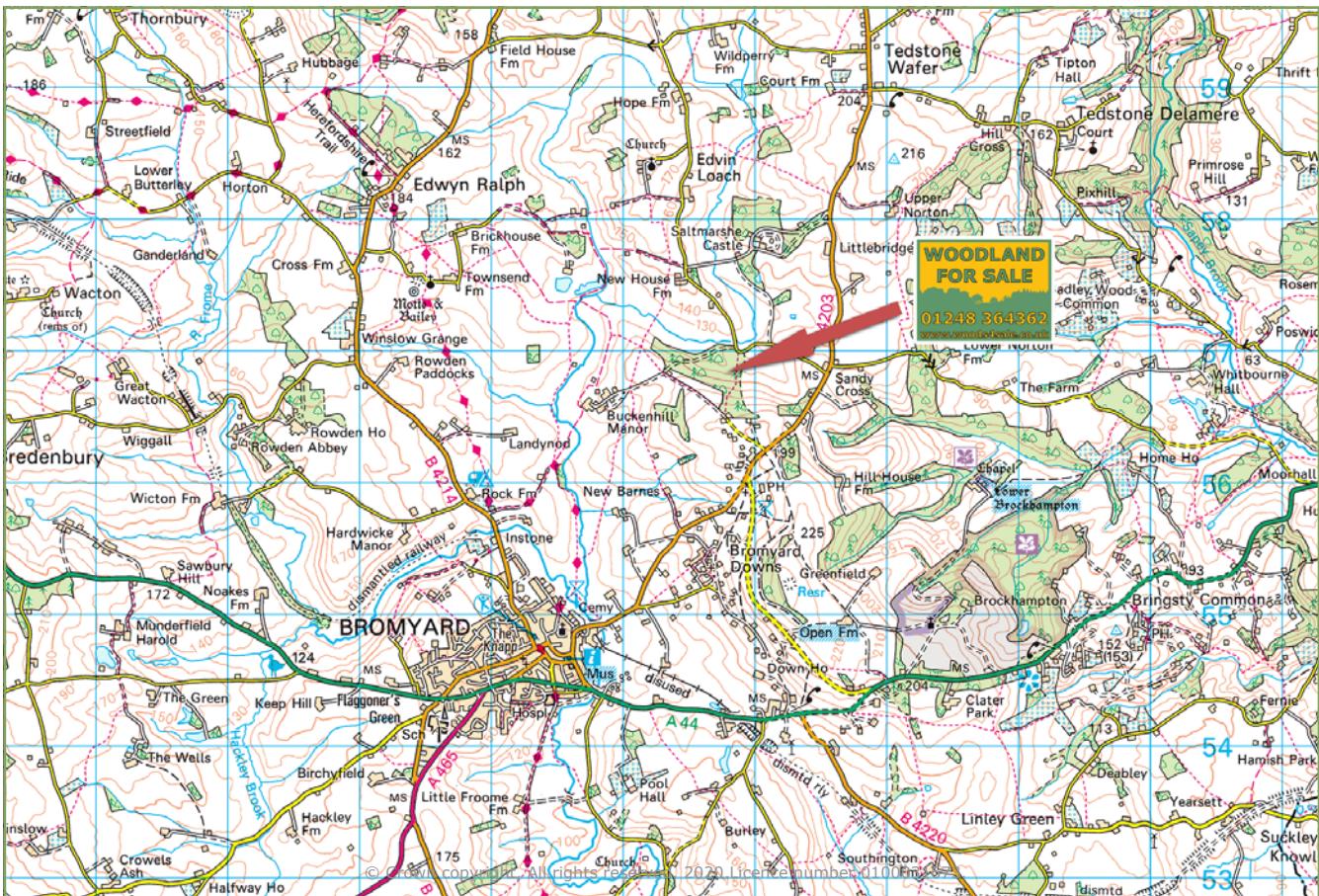
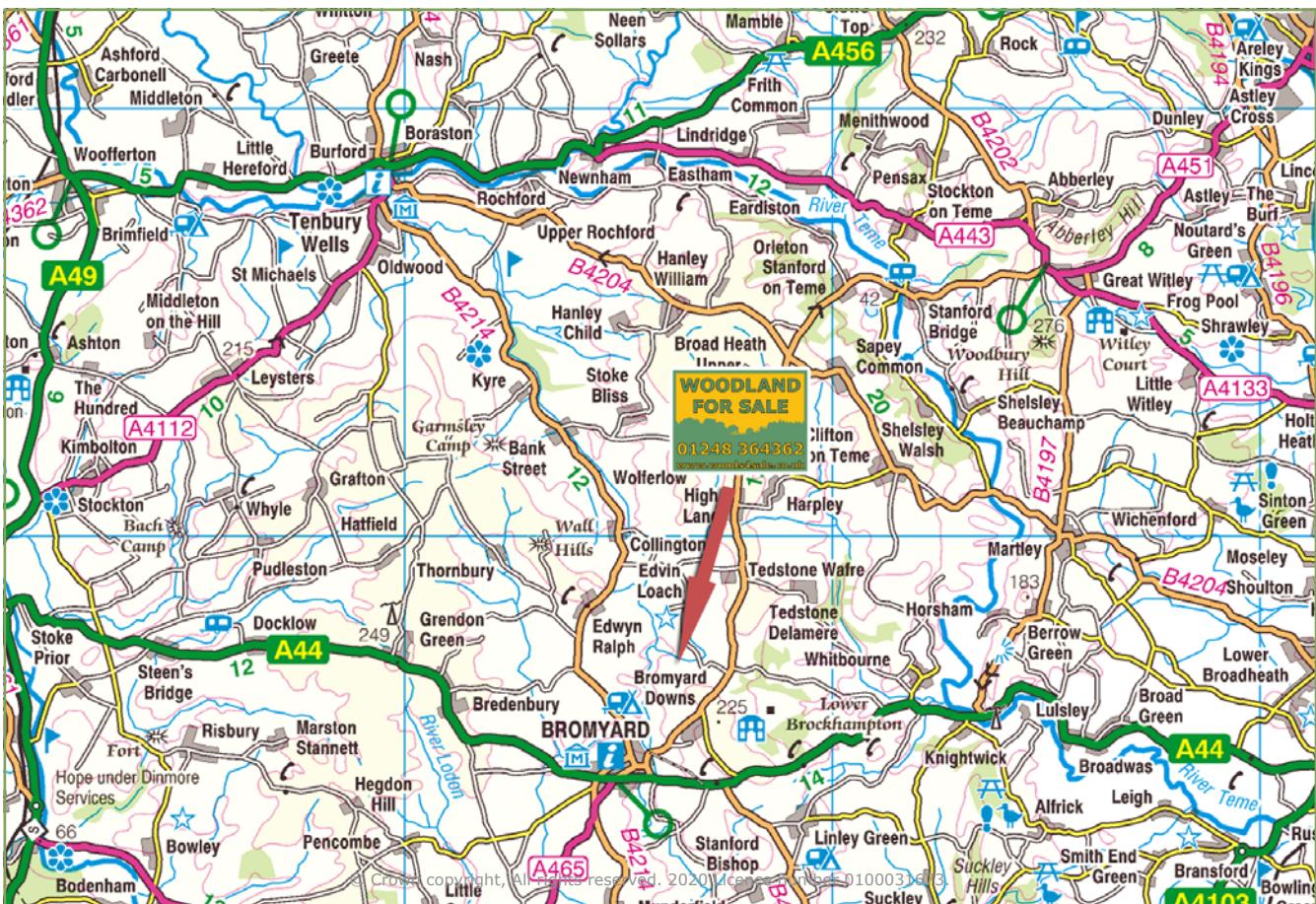
Woods4Sale Interest

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

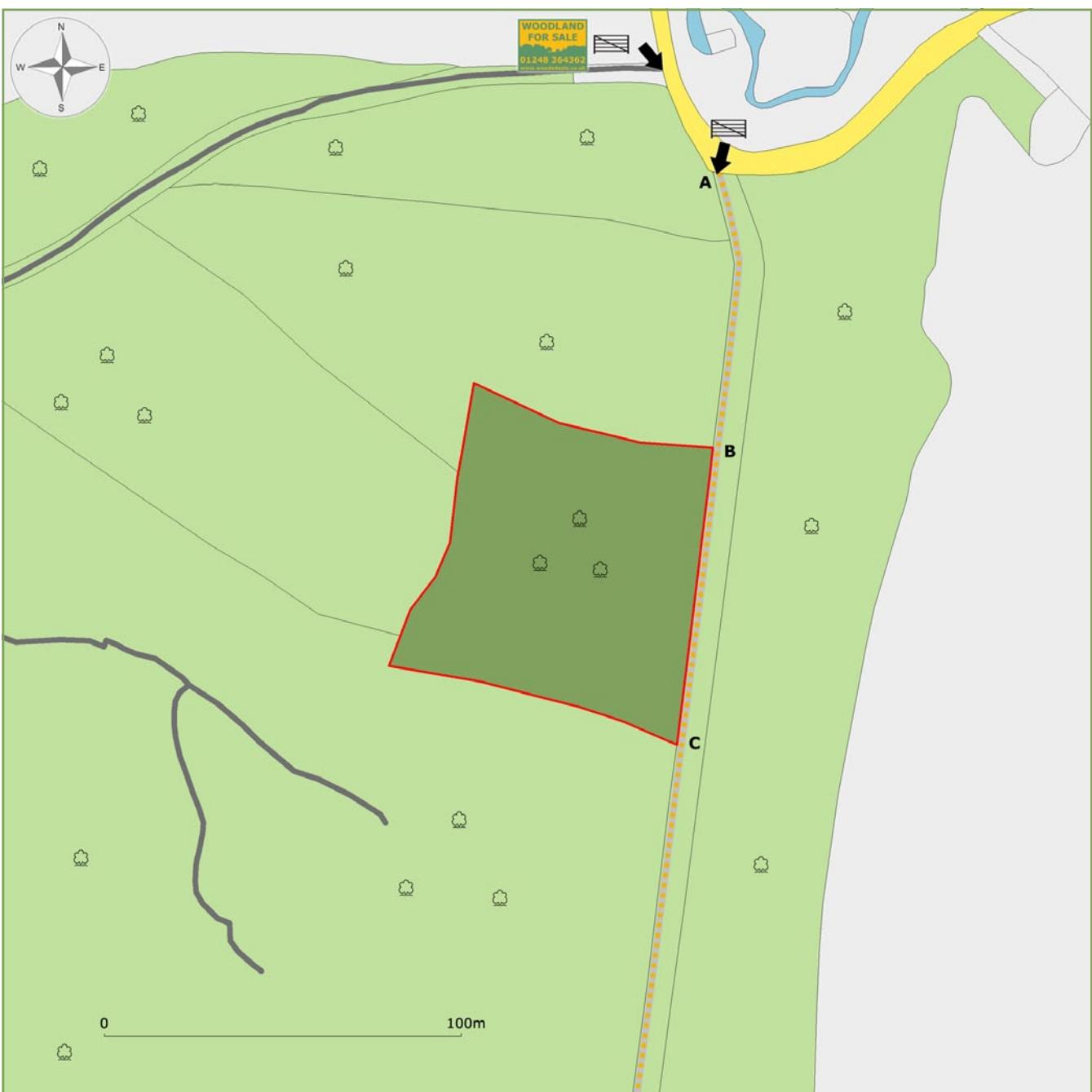
Contact

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

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Legend

—	Motorway	—	Hard Track	 	Woodland For Sale	■	For Sale Sign
—	A Road	—	Unsurfaced Track	 	Other Woodland	■	
—	B Road	---	Bridleway	 	Paddock/Meadow	■	
—	Minor Road	···	Public Footpath	···			
—	Unclassified Road	—+	Public Byway	—+			
—+—	Railway	----	Path	----			
—	Watercourse	 	Wall	 			
						■	Gate
						●	Broadleaf
						●	Conifer