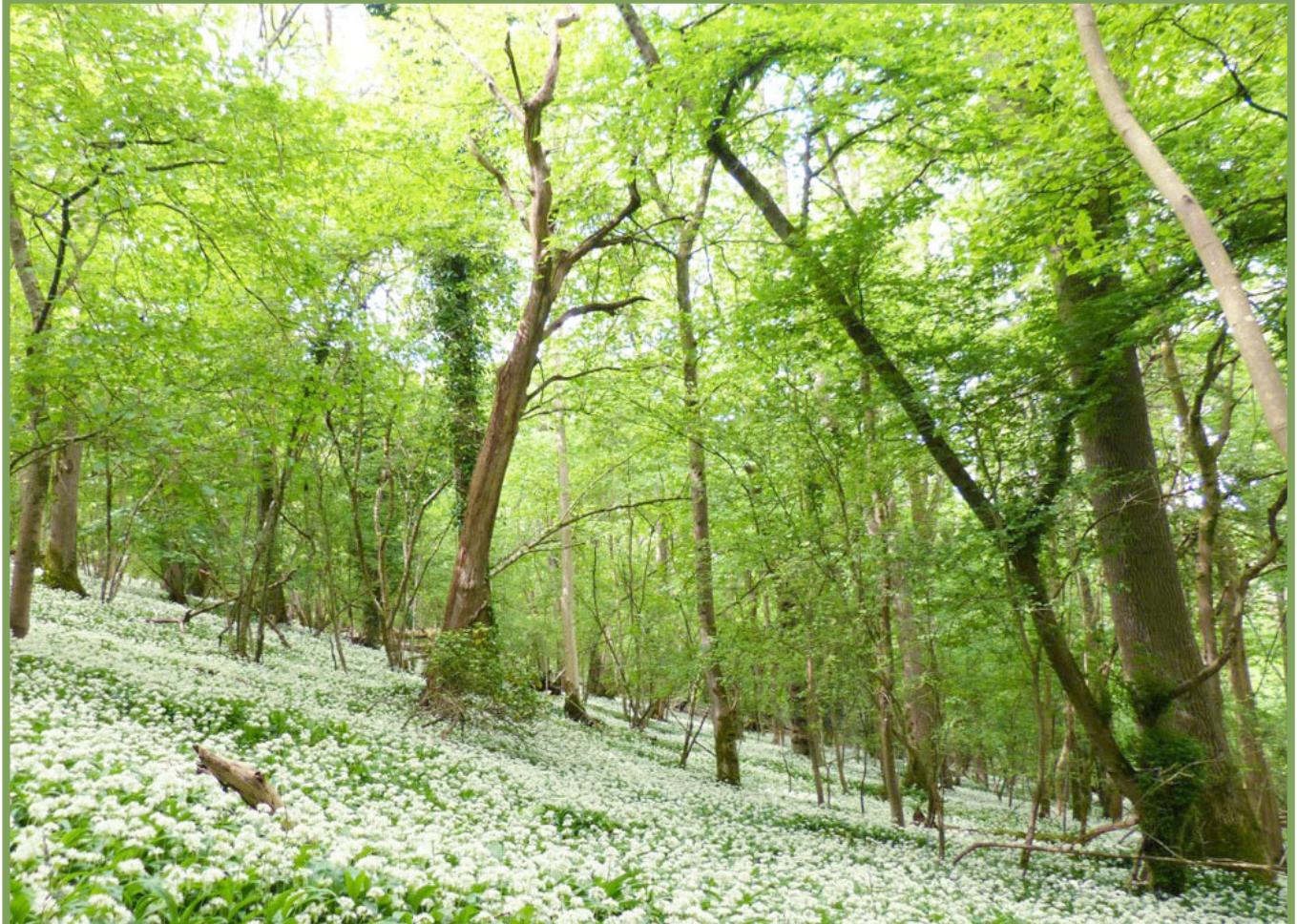


UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.

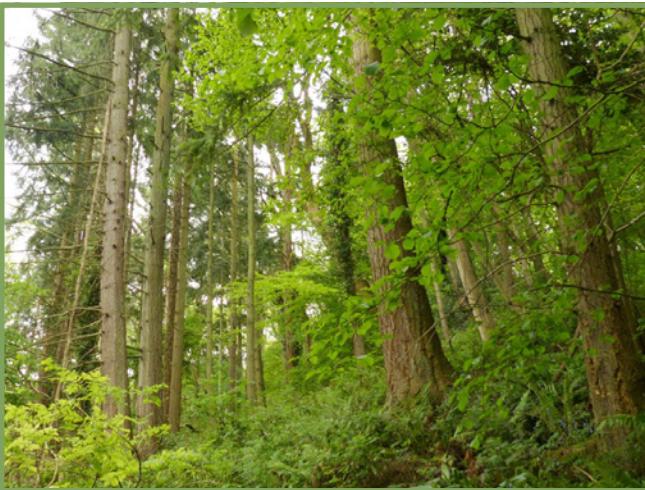


Batts End

3.43 acres of mature Douglas fir and mixed broadleaf woodland,
near the village of Banwell in North Somerset for
£44,000 (freehold)

A beautiful mature woodland, with great access and within easy reach of the M5 and Weston-super-Mare.

Batts End, Banwell, Somerset



Description

Batts End is a beautiful example of a mixed species woodland, located at the northern most edge of the Mendip Hills Area of Outstanding Natural Beauty, a short drive from the M5. A stone track suitable for 2WD vehicles all year-round leads from the main road up to and through the woodland, with a place to pull off the track and park. With a northerly aspect and views out towards the Severn Estuary and on a clear day, South Wales, Batts End represents a stunning amenity woodland.

The woodland comprises mostly of mature oak, ash, Douglas fir and the occasional beech tree. The Douglas fir were planted towards the centre of the woodland, and now standing nearly 30 metres tall, they create an impressive canopy. Underneath the mature trees, you will find a mixture of self-seeded trees, such as holly, hazel, ash and beech, all vying for sunlight. Alongside these is a variety of other vegetation, such as bramble, ferns, wild garlic (beautiful in the late spring/early summer) and wood anemones can be found in early spring. Bluebells soon take over the white wild garlic and the woodland floor turns a beautiful shade of blue/purple. In and around Batts End there are old mines and quarries, long since filled and forgotten, yet they exist as a reminder of the history of the area.

An abundance of wildlife can be seen and heard; foraging badgers and wandering roe deer have been spotted on early morning visits. The treetops contain numerous songbirds, singing joyfully whilst flitting amongst the branches, and high above the tree canopy you may spot buzzards riding the thermals. A number of rare lesser horseshoe bats are known to inhabit the area and have been seen by keen observers.

The woodland has been sensitively managed with the main aim being conservation of the biodiversity. As

you walk around the woodland, keen eyes will note that a number of trees have numbered metal tags - this was part of a cataloguing exercise by the current owners to better inform their management decisions. A few of the leaning and fallen trees have been felled and used as firewood, but the biggest improvement to the woodland is the addition of a set of steps that take visitors on a little ramble up to the top, near the field. Here, a small area has been cleared and a campsite of sorts has been set up with some rudimentary furniture, and clearly enjoyed by the vendors whilst visiting and working in the woodland.

Batts End, in summary, is a delightful woodland that has been managed sensitively over the years. It is blessed with stunning views, some fantastic quality trees and has excellent access - a little something for everyone.

If It Were Mine

I would apply for a Forestry Commission thinning licence as the woodland would benefit from a light thinning. This would produce a healthy amount of firewood to keep the home warm in the winter months. Removing a few trees near the campsite would create a lovely viewpoint.

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

Batts End, Banwell, Somerset



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): [///venting.shelved.replied](https://what3words.com///venting.shelved.replied)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 172

- Roadside gate: ST 407 593
- Centre of wood: ST 409 591

Directions & Access

- From Banwell village, head east on 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).
- 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 (point A) and turn immediately left and walk for approximately 150 metres until you arrive at a white painted post on your left-hand side, this marks the start of the wood (point B).
- Just beyond the white painted post you should see a 'Batts End' sign on a tree.

Boundaries

- The northern boundary is indicated by a wooden fence.

- The southern boundary is indicated by an agricultural fence.
- The eastern boundary is indicated by blue paint on wooden posts and trees.
- The western boundary is indicated by white paint on 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 for all times and all purposes over the route **AB** on the plan below.
- A right of way is reserved to others over the route **BC**.
- A maintenance clause covers all shared the 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](#).

Batts End, Banwell, Somerset



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.

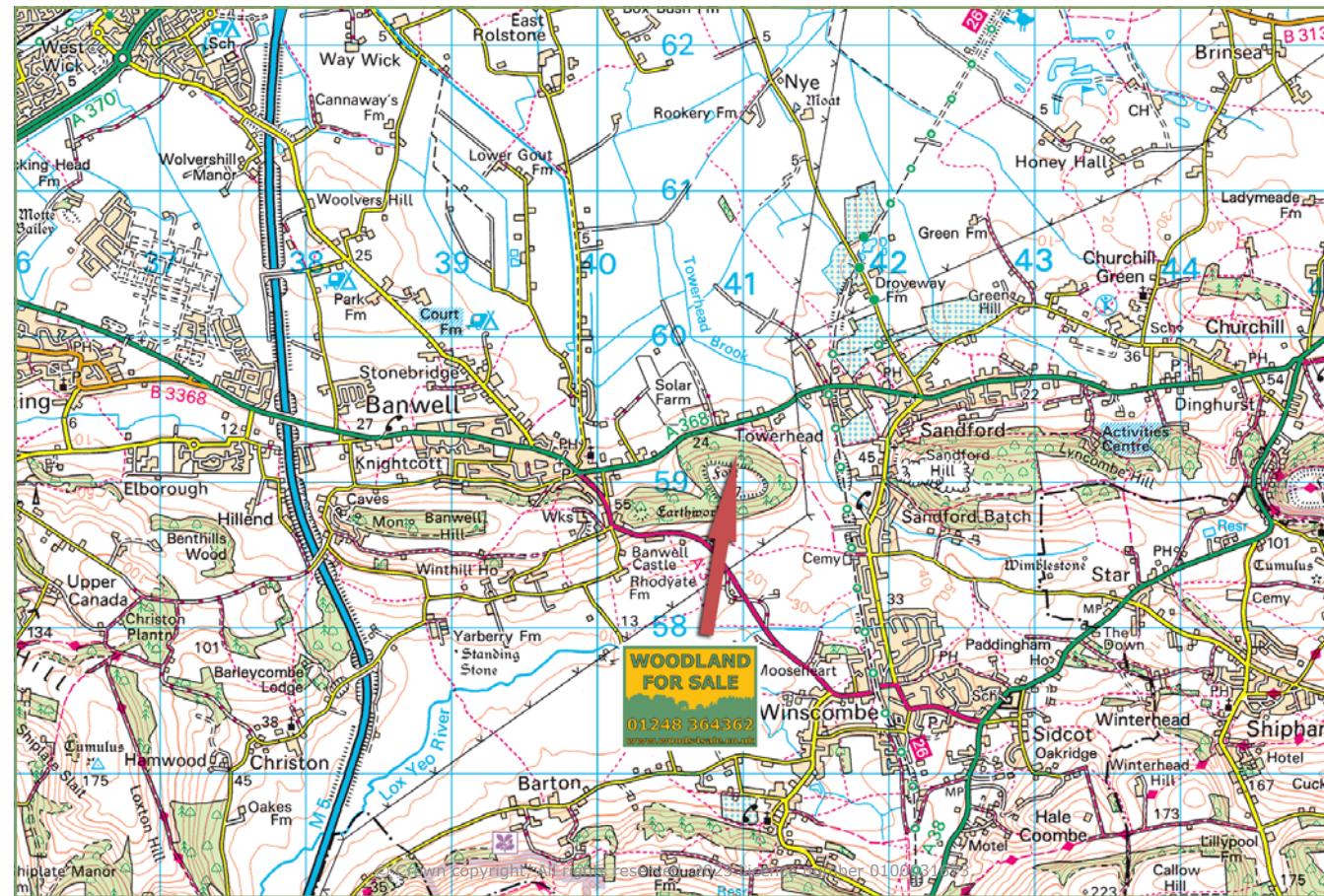
Note

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.

Contact

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

Batts End, Banwell, Somerset



Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

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Legend

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