

# 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.



## Brim Wood

**1.83 acres of pole stage hardwoods  
near to Halesowen, Worcestershire, for  
£26,000 (freehold)**

In heavily wooded, unspoilt Worcestershire countryside, this secluded parcel of maturing birch and oak trees lie at the heart of a delightful forest, conveniently located between Halesowen and Bromsgrove in the West Midlands.

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## Brim Wood, Romsley, Worcestershire



### Description

Brim Wood forms part of a wider woodland that is classified as Ancient Woodland. The property is in an excellent location in the gentle hills of rural Worcestershire, benefiting from good access and being part bounded by a hard-surfaced track to the south.

This property is suitable for those looking to invest in woodland with long-term silvicultural management potential. Comprising of pole stage birch, oak and rowan, the trees are dense in number, with chestnut, holly and thorn scattered throughout. There are also a small number of mature trees, namely oak scattered throughout.

Underfoot the vegetation comprises of ferns, bluebells, foxglove, fine grasses and moss. The soil is free draining loamy sand and the land is generally flat, sloping away slightly to the north.

This dense woodland provides good cover for muntjac deer frequently seen amongst the trees. Brim Wood is also home to a number of bird species including tawny owls, green woodpeckers and many songbirds including the wood warbler.

Brim Wood has great potential for leisure activities, such as camping and for observing nature. It is the perfect project for the amateur woodsman looking to provide firewood for the family home. The small size of the trees makes this wood easy to work with now, and onward management will enhance it further.

The wood benefits from a hard-surfaced track that runs from the public road to the boundary edge and is suitable for a 2WD vehicle. There is an additional unsurfaced track that runs along the north boundary providing plenty of timber extraction possibilities.

*An overage clause on this property provides for 25% of the increase in the value of the land upon the granting of planning permission to be paid to a previous owner up until April 2020. After this the overage clause lapses.*

### If It Were Mine

I would respace the trees at a rate of 1 in 6 every 2 years, favouring the healthiest stems, good form, oak and chestnut trees. Any open areas I would plant up in tubes with native tree species.

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 Sheet No: 139  
Ordnance Survey Grid References:  
- Roadside gate: SO 957 783  
- Centre of wood: SO 953 783  
Nearest postcode: B62 0LN

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 Halesowen, take the B4551 heading south to Romsley.
- Turn right onto Farley Lane, approximately 300 metres after passing through Romsley.
- After a further 500 metres stay on Farley Lane through the left bend and in 200 metres the woodland entrance is signposted on the right.
- The woodland entrance is set back from the road. The locked steel gate has a Woods4Sale sign on it.
- Park safely without blocking access. I'm sorry but we do not give out keys for viewing.
- Climb over the gate (point **A** on the plan) and walk following the hard surfaced track for 350 metres to the junction (point **B**); Brim Wood is straight ahead.

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### Boundaries

- The north boundary is just inside the edge of the forest track indicated by yellow paint on boundary trees and wooden posts.
- The south boundary is just outside the forest track indicated by green paint on boundary trees and wooden posts.
- The west boundary is indicated by orange paint on boundary trees and wooden posts.

### Sporting Rights

The woodland comes with full sporting rights.

### Mineral Rights

The mineral rights are reserved to a previous owner.

### Rights of Way

- A right of way is granted for Brim Wood from the roadside gate up to the woodland boundary (marked **AB** and **BX** on the plan).
- A right of way is reserved over **BC** for the benefit of the woodland beyond.
- A shared maintenance clause covers these rights of way.
- There are no public rights of way inside Brim Wood.

### 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:

- use the Property for any sort of racing whether with motorcycles car or other vehicles; or
  - use the Property as a commercial campsite; or
  - 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 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.

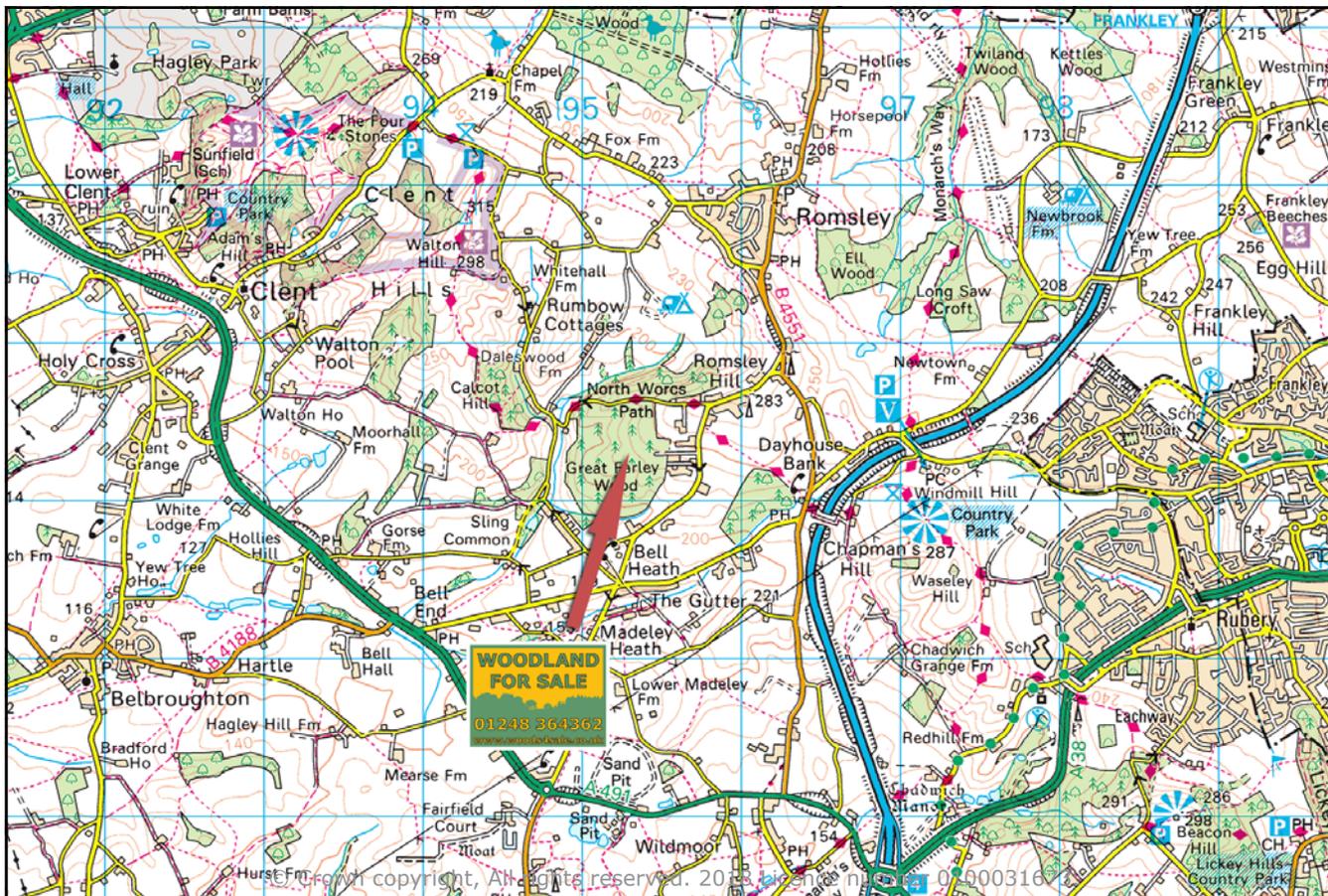
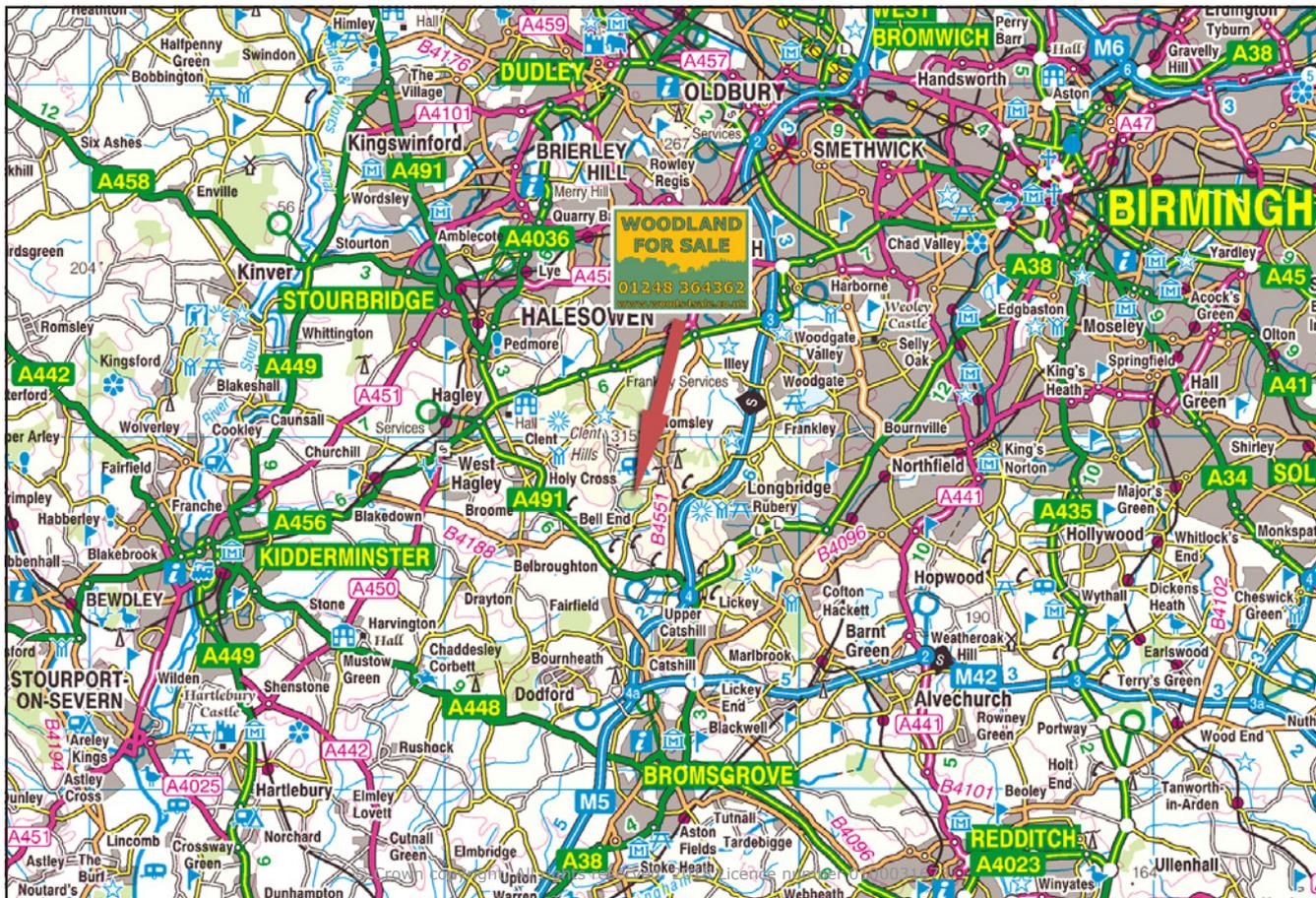
### Woods4Sale Interest

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).

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