

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.



Broad Wood

nr. Pontesbury, Shrewsbury, mid Shropshire 1.94 acres of
mature oak woodland for £27,000 (freehold)

With an ancient woodland feel, this beautiful oak woodland is a treasure not to be missed.

SALE

Broad Wood, Pontesbury, Shrewsbury



Description

Broad Wood is a most attractive woodland featuring mature widely spaced oaks that create a natural undisturbed feel. Set within an Ancient Woodland amongst the stunning Shropshire hills, it represents a fantastic opportunity to own a diverse quintessential English woodland. There is an abundance of birch and ash throughout with a flush of alder where the soil is wetter. Two of the boundaries are adjoining woodland and the third is the edge of a hard surfaced track providing access along the full length of the wood.

The character of this wood is defined by the well-spaced trees and the unencumbered grassy floor that allows easy access to wander around. Where the canopy opens, the vegetation rises to produce some more secluded areas of self-seeded trees, climbers, ferns and a rich and diverse oak woodland habitat. Thriving in its fertile soil you will find alder, hazel, holly trees and hard fern, dog-rose, honeysuckle, sedge and even some small patches of bluebells to name but a few of the seasonal woodland blooms here.

Broad Wood is in a remote and peaceful location, only disturbed by the sound of farm animals in the distance and the clip-clop of a horse on the road. Access from the council road is along a hard stoned track that passes through fields and woodland on its way up and past the wood. There is a pull-in to park a car and the track makes it accessible at all times of the year in a 2WD vehicle.

If It Were Mine

Not to be spoilt by human trappings I would maintain its ancient feel, a little path would be nice from the car to a camping spot, a rope swing would be fun on a sturdy tree and a bench or seat to look out from. Silviculturally, I would plant some native trees through suppression mats where there is open

canopy and try to enhance the wood for the next generation.

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: 126

Ordnance Survey Grid References:

- Roadside gate: SJ 395 017

- Centre of wood: SJ 393 015

Nearest postcode: SY5 0SQ

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 Shrewsbury.
- From A5 by-pass take the A488 towards Pontesbury.
- In Pontesbury continue down the hill and turn left onto Chapel Street which is approximately 200 metres before the Church.
- Continue on Chapel Street keeping left which takes you onto Habberley Road.
- Continue to Habberley and take the second right where the road forks towards Bridges.
- Continue on this road for approximately one mile before turning right onto a stone track to Lower Vessons (point **X** on the plan below).
- At the sharp bend the entrance gate is in front of you which has a Red Rock Forestry management

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sign on it (point **A**).

- Park safely without blocking access and continue on foot (we do not give out keys for viewing).
- Follow the track for 100 metres (point **B**).
- Take the second right up the track and continue for 130 metres to point **C**, the wood starts here.

Boundaries

- The east boundary is indicated with blue paint on wooden posts and boundary trees.
- The south boundary is indicated with pink paint on wooden posts and boundary trees.
- The west and northwest boundary is indicated with green paint on wooden posts and boundary trees set back from the outside edge of the track.

Sporting Rights

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

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights Of Way

- There are no public rights of way inside this wood.
- There is a right of way at all times and for all purposes over the route **XABC**.
- A right of access is reserved to others over the track **CD**.
- A shared maintenance clause covers all the rights of way with maintenance according to use.

Fencing Liabilities

There are no known fencing liabilities.

Tree Preservation Order

The woodland has been designated as an Ancient Woodland and 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.

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.
2. The Easement over the route **XA** imposes certain obligations:
 - (a) To indemnify the grantor for all damage caused by the exercise of the right and to compensate the grantor for any such damage not made good.
 - (b) Not to cause nuisance, annoyance or disturbance to the Grantor's land or any adjoining land.
 - (c) Not to allow anyone not authorised by you to exercise the right.
 - (d) To pay the Grantor a due proportion for the cost of repairing and maintaining the accessway.
 - (e) Not to erect any building or other structure whatsoever on any part of the Property without

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the consent of the Grantor.

- (f) Not to carry on any trade or business on The Property without the consent of the Grantor.

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.

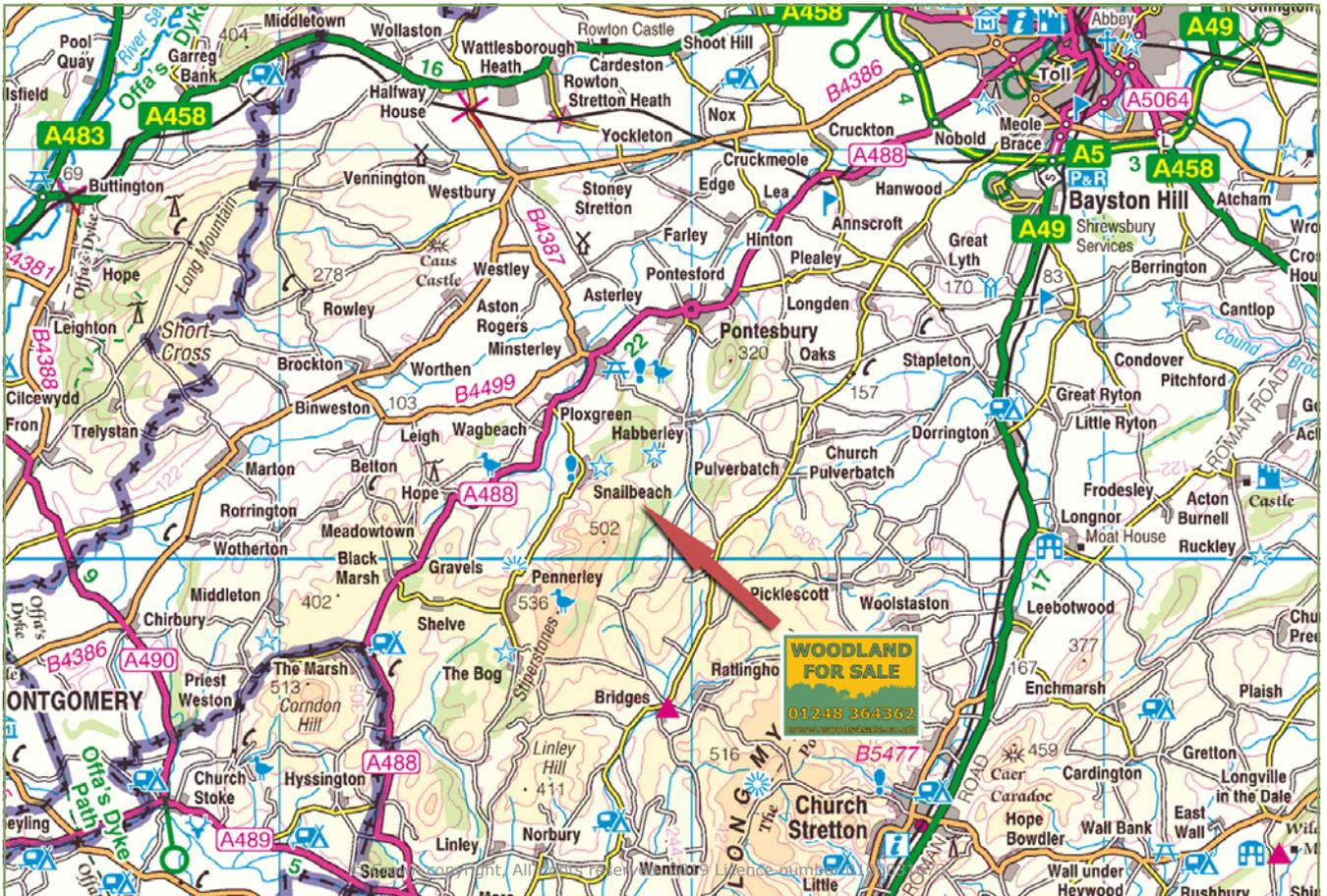
Woods4Sale Interest

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

Contact

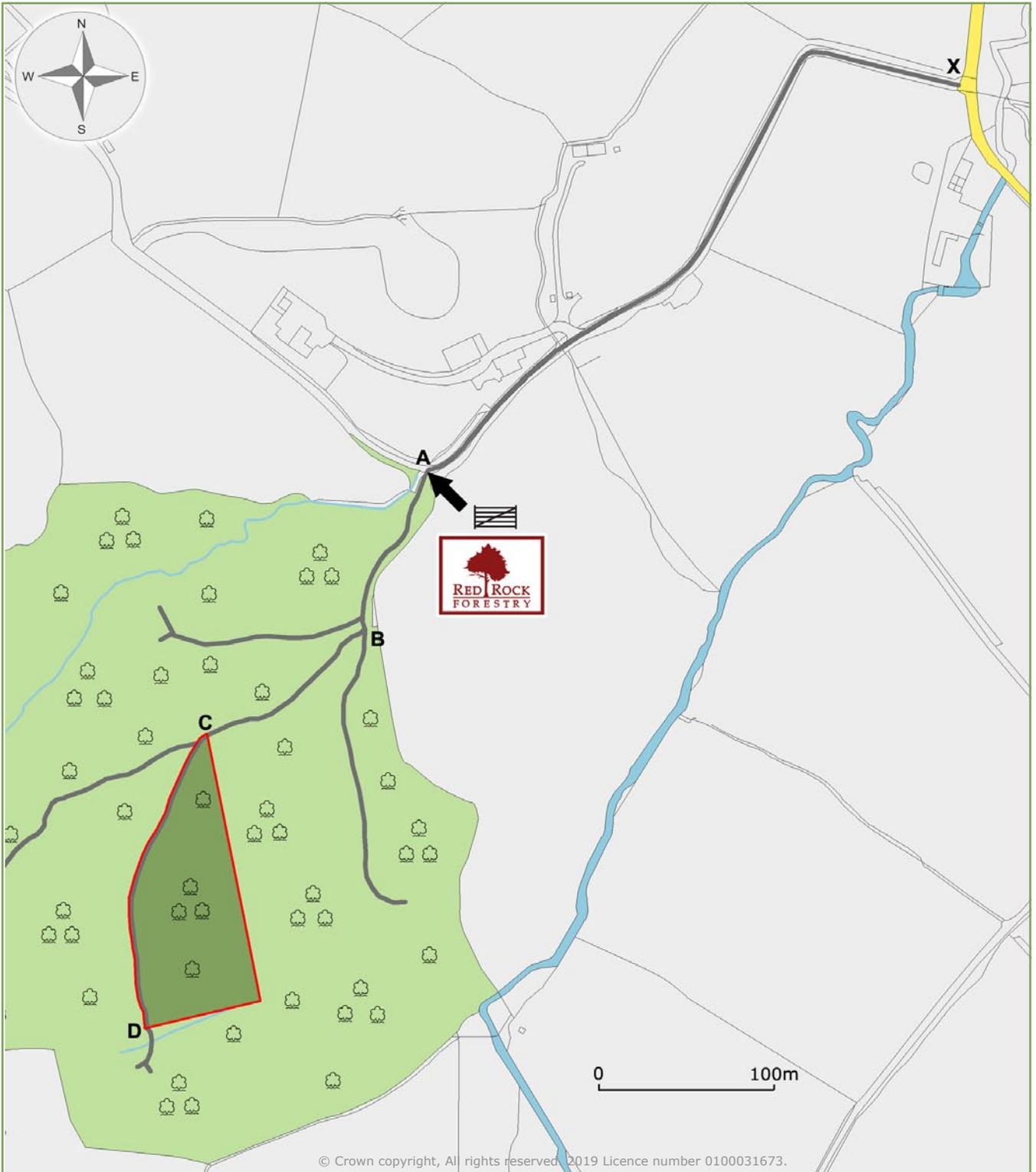
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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Legend							
	Motorway		Hard Track		Woodland For Sale		Woods4Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Manager's Sign
	B Road		Bridleway		Paddock/Meadow		Gate
	Minor Road		Public Foot Path		Broadleaf		
	Unclassified Road		Public Byway		Conifer		
	Railway		Path				
	Water Course		Wall				