

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.



Buckler Wood

a stunning stand of Douglas fir and larch with excellent access near to the market town of Bromyard, Herefordshire, 1.72 acres for £27,000 (freehold)

Ancient woodland with a mixture of species in a secluded and sheltered location.

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

Buckler Wood, Bromyard, Herefordshire



Description

Buckler Wood lies towards the northeast corner of a larger woodland called Buckenhill, which is found a few miles north of the market town of Bromyard in Herefordshire. Worcester is approximately 30 minutes to the east and Leominster is 20 minutes to the west. The main access is through a metal gate which leads into the wider woodland with a secondary access along a bridleway to the east.

Surrounded by woodland and the beginnings of the Bromyard Downs to the southeast, Buckler Wood benefits from being well sheltered and protected. Larch and Douglas fir are the main tree species growing here. These 40-50 year old specimens have been well thinned in recent years and have grown to a substantial size. The timber produced from the larch would make ideal cladding for a shed and the Douglas fir would make great outdoor furniture due to its natural resistance to rot. The understorey is quite thick with hazel, ash and sycamore trees and saplings as well as hawthorn which could be coppiced to make some great firewood or cut for walking sticks.

In springtime, the woodland comes alive with not only the sound of birds, but is also abundant with bluebells and the exceptional colours are not to be missed. Wild grasses and a mixture of ferns dot the ground throughout, as well as mosses and the occasional Hart's tongue.

There is a variety of wildlife in the woodland, most notably the muntjac deer that roam through the trees. Commonly known as the barking deer because of its characteristic call, they can be heard throughout the day if left undisturbed. Hoof prints suggest roe deer are also in the vicinity but have not yet been seen. Badgers, foxes and squirrels are also present as well as birds including a pair of buzzards which are known to nest elsewhere in the wider woodland.

If It Were Mine

I would scrape the mud off the track to the east to allow access in a 2WD vehicle and clear some of the younger tree species from the understorey to create an area for a bit of camping. Some of the Douglas fir or larch could be felled and milled on site to make woodland furniture, and perhaps create a lean-to shelter with some of the larch.

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](https://www.what3words.com/#!/funded.shuffle.seabirds)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 149

- Roadside gate: SO 668 570
- Centre of wood: SO 668 569

Directions & Access

- Heading northeast out of Bromyard along the B4203, direction Stourport, drive up the hill for approximately 2 miles.

Buckler Wood, Bromyard, Herefordshire



- Once you have driven through the hamlet of Norton the road will level and then go downhill.
- Shortly thereafter you will drive alongside a high sandstone wall and where the wall ends, there is a sharp turning on your left, direction Edwin Loach.
- Turn left and drive along this un-named road for a further 0.5 miles, and when the road bends sharply to the right at the bottom of the hill, the entrance to the woodland is on the left set back from the road (point **A** on the plan below), indicated by a Woods4Sale sign.
- Please park in front of the gate ensuring you are not blocking access (sorry we do not provide keys for viewings).
- This is the entrance to the woodland, please climb over or walk around the gate to view Buckler Wood.

Boundaries

- The east boundary is in part the edge of the woodland adjacent to the public highway and in part the edge of the public footpath (which is indicated by an old earth bank) which also has an old line of barb wire fence.
- The south boundary is indicated by green paint on trees and posts.
- The west boundary is indicated by yellow paint on trees and posts.
- The north boundary is the agricultural fence to the north of the track.

Sporting Rights

The shooting rights have been reserved to a third party but have not been exercised for at least 22 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 reserved over the route **AB** for the benefit of the woodlands beyond.
- There is a right of way granted at all times and for all purposes over the route **CD**.
- 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.

Buckler Wood, Bromyard, Herefordshire



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.

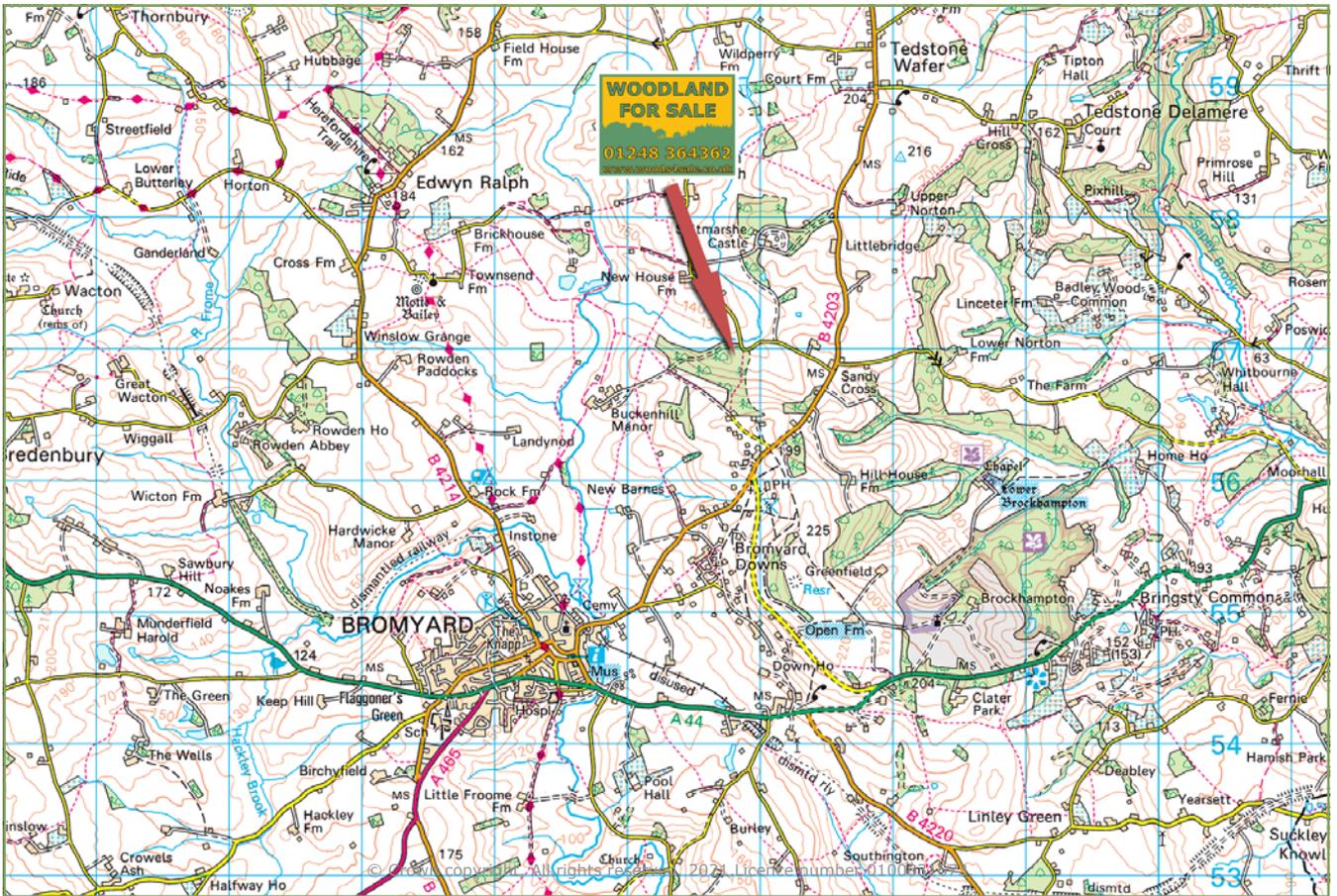
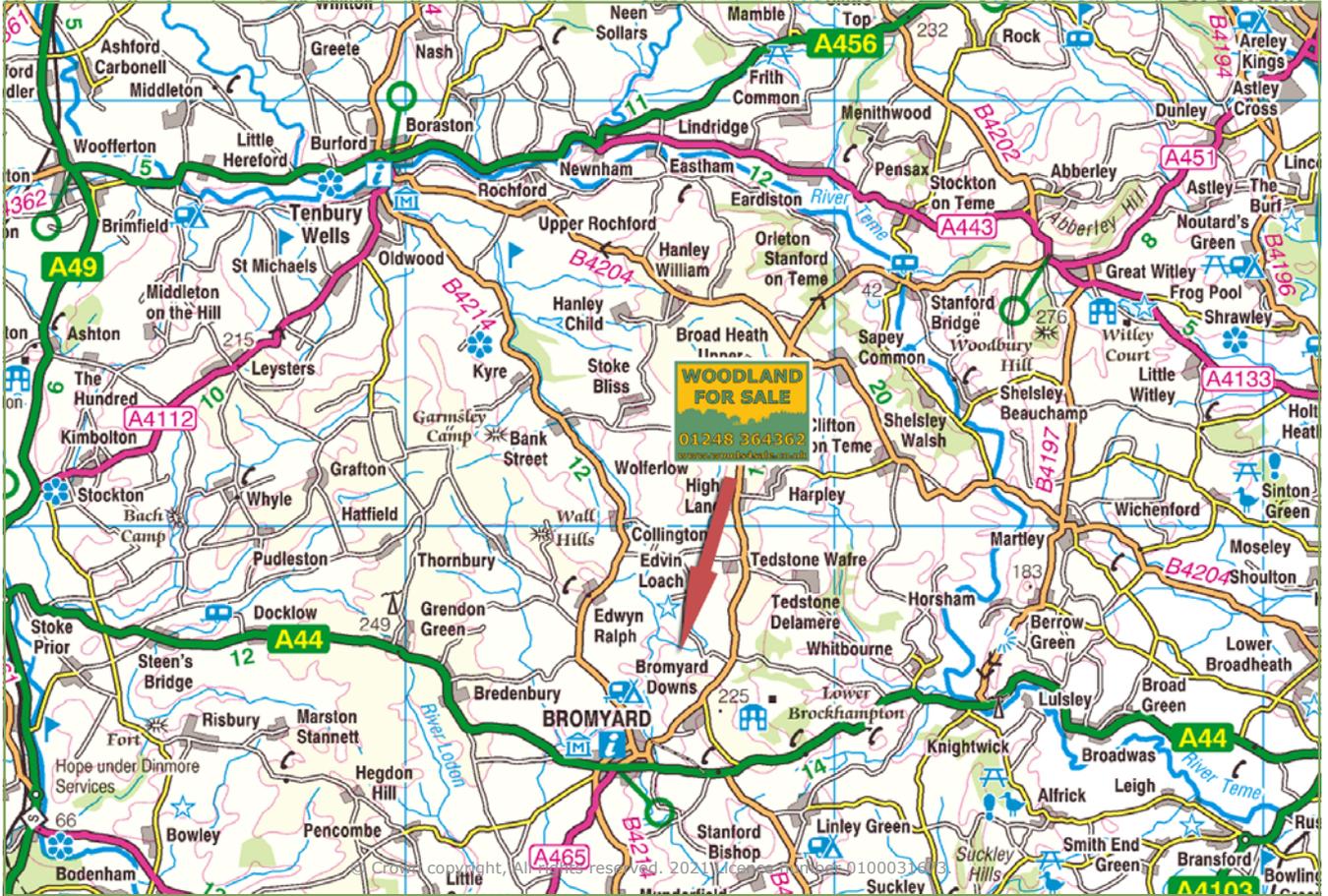
Woods4Sale Interest

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

Contact

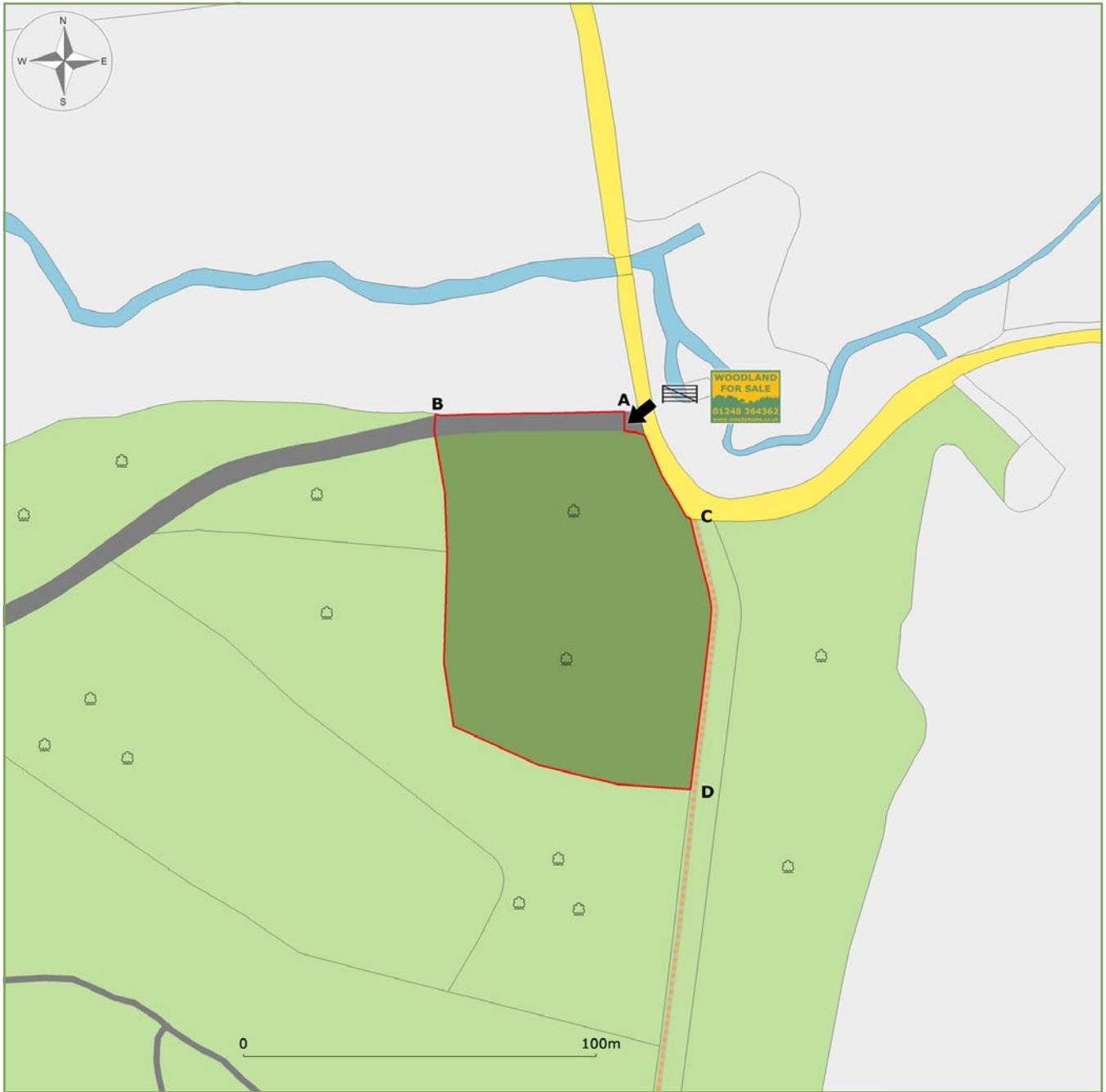
For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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Legend

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