

# 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.



## Bugle Wood

A gorgeous hilltop woodland, near Delamere Forest in the Cheshire countryside, 1.27 acres for £25,000 (freehold)

A mature oak and sycamore stand with a few specimen beech trees, a great amenity woodland with excellent access.

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## Bugle Wood, Delamere Forest, Cheshire



### Description

Bugle Wood occupies the southern facing hilltop of the historic Hunt Hill Woodland. Situated in the midst of Cheshire countryside, it is only 5 miles from Northwich and a short drive from Chester. The wood is easily reached along a recently upgraded stoned track which provides excellent year-round access. This track is found off a lane just a few minutes from the A533 between Northwich and Chester. Traffic is minimal, making the woodland a very tranquil place.

Believed to have been part of the Wilbraham family estate that owned a lot of the surrounding land in the late 18th century the head of the family, George Wilbraham, was a keen huntsman and this woodland is believed to have been kept and managed for their hunting grounds. Bugle Wood is on a gentle slope, and is made up of mature sycamore, oak and beech trees - there are some fantastic looking examples of each species that are over 150 years old. Growing up underneath is a mixture of young birch, chestnut and hazel with the occasional holly tree.

Sprinkled through the woodland are some lovely sunlit open spaces. Where the canopy overhead opens up, there is an array of thriving plantlife such as bluebells, wild garlic, dog's mercury, wild campion, a variety of fern, wild grasses and bracken. One such notable place is at the very top where there is a lovely flat area, a perfect place to pitch a tent or enjoy the views out over the adjacent fields.

During the day, the woodland is visited by squirrels, rabbits and hares, countless songbirds and occasional buzzards surfing the overhead air currents. At night, there is a local family of badgers that forage in the wider woodland.

### If It Were Mine

I would firstly cut up and split the timber already on

site, stack them nearby and leave to dry and season for the following winter's wood store at home.

Over time I would thin out some of the denser areas of smaller sycamore and hazel to introduce light to the woodland floor and create space for the best quality trees (there is a Forestry Commission thinning licence in place to facilitate this). The rhododendron provides a nice bit of screening from the track, this I might encourage to grow in specific places to provide further privacy.

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 paddock.**

### Nearest Postcode

CW8 2TN (This is for the local area, not specific to the paddock).

### What3Words

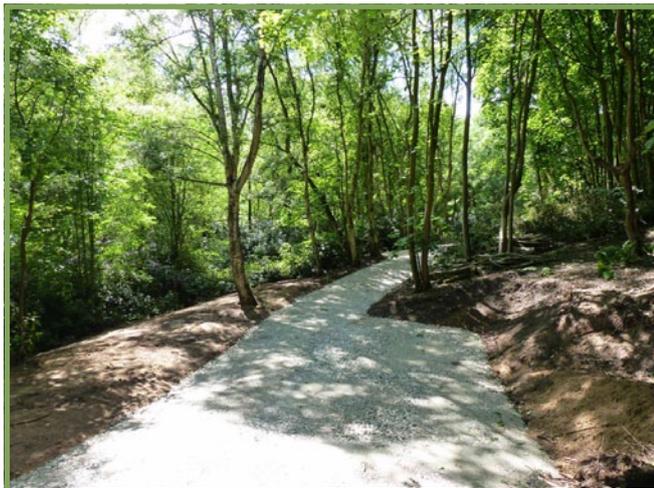
Entrance: [///infants.poses.exactly](https://www.what3words.com/infants.poses.exactly)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 117

- Roadside gate: SJ 583 722
- Centre of wood: SJ 583 719

## Bugle Wood, Delamere Forest, Cheshire



### Directions & Access

- From Northwich, head south on the A533 until you reach the A566, turn right heading west towards Chester.
- After approximately 4 miles you will reach a crossroads with traffic lights and a petrol station on the right hand side.
- Turn right onto the A49 (Forest Road) heading north towards Weaverham.
- Drive for less than a mile until you reach a crossroads (the White Barn pub is on the right).
- Turn left, signposted Norley and Delamere road.
- After a 1 mile turn right into Wood's Lane (there is a small triangular patch of grass adjacent to the turning).
- Drive for a further 200 metres and the you will find the entrance to the woodland on the left-hand side (point **A** on the plan below), with a Woods4Sale sign.
- Park opposite the main gate and climb over a gate (sorry we do not provide keys for viewings).
- Walk along the stone track for approximately 300 metres until you see a set of green painted posts on the right, this is the north eastern edge of the Bugle Wood (point **B**).

### Boundaries

- The northern boundary is indicated by green paint on trees and posts.
- The eastern/southeastern boundary is indicated by blue paint on trees and posts which in part include the inside and outside edges of the track (and may be offset by a short distance here). The blue marking continues through the wood to the south west corner.
- The western boundary is the edge of the woodland with an agricultural field beyond.

### 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 at all times and for all purposes over the route **AB**.
- A right of way is reserved over the route **BC** for the benefit of the woodland beyond.
- There are no public rights of way within the woodland.
- A shared maintenance clause covers all the rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing liabilities.

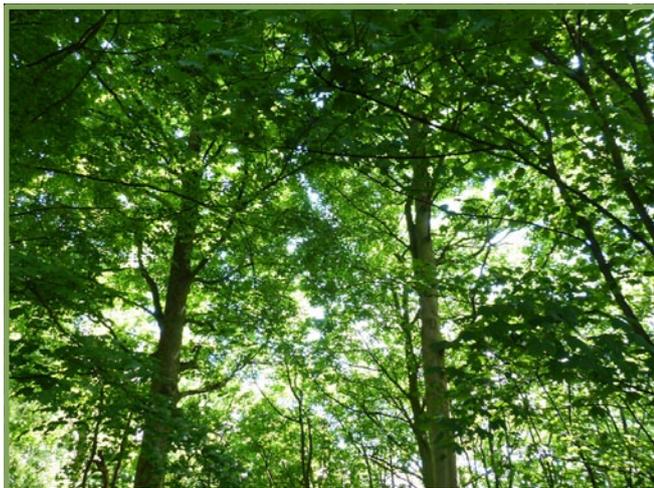
### Third Party Rights

- An overage (clawback) agreement exists whereby 30% of the increase in the value of the land attributable to securing certain types of planning permission is payable to a previous owner.
- A deed of covenant must be signed at the time of purchase related to the overage provision.

### 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:

## Bugle Wood, Delamere Forest, Cheshire



- (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 paddock 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.

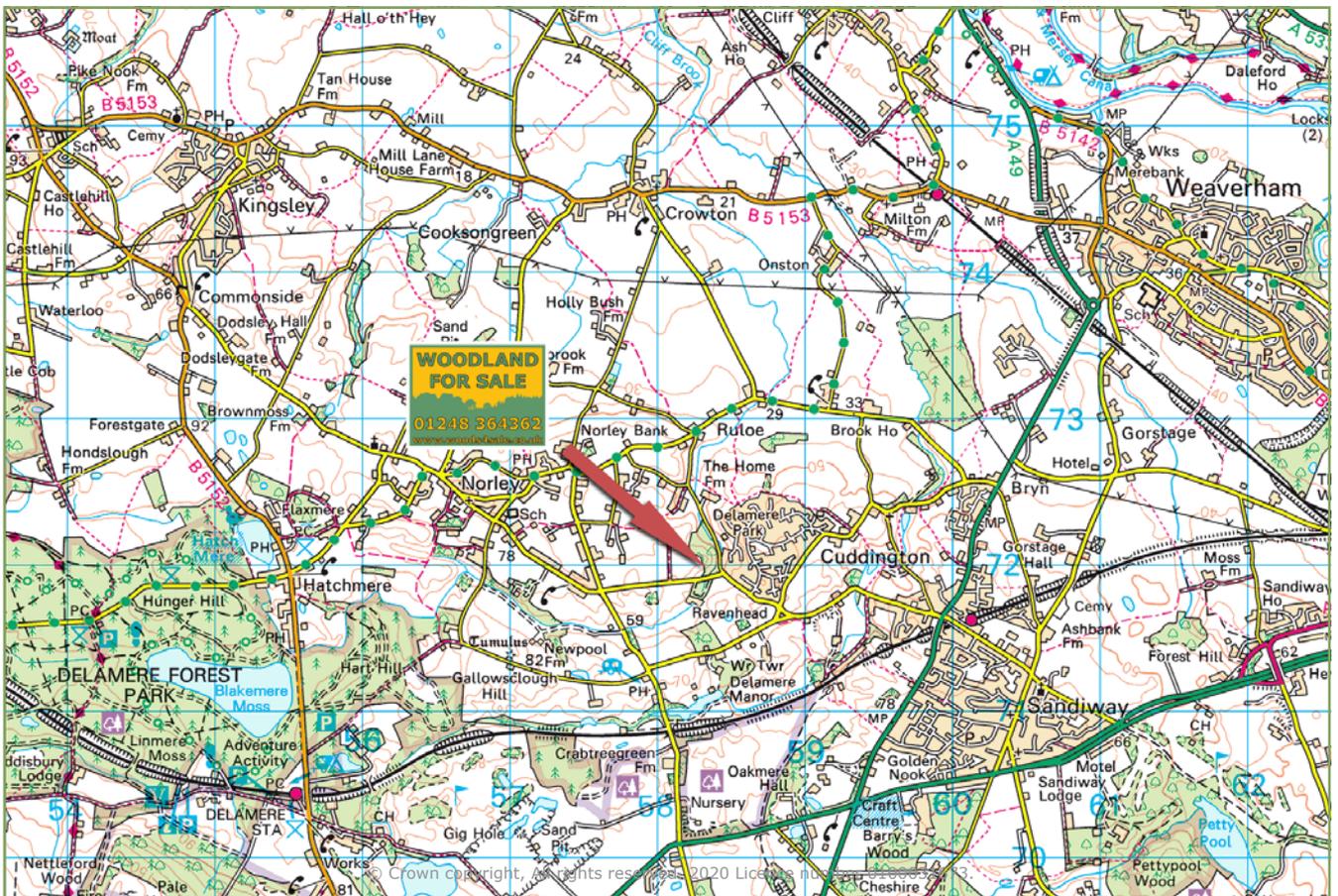
### Woods4Sale Interest

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

### Contact

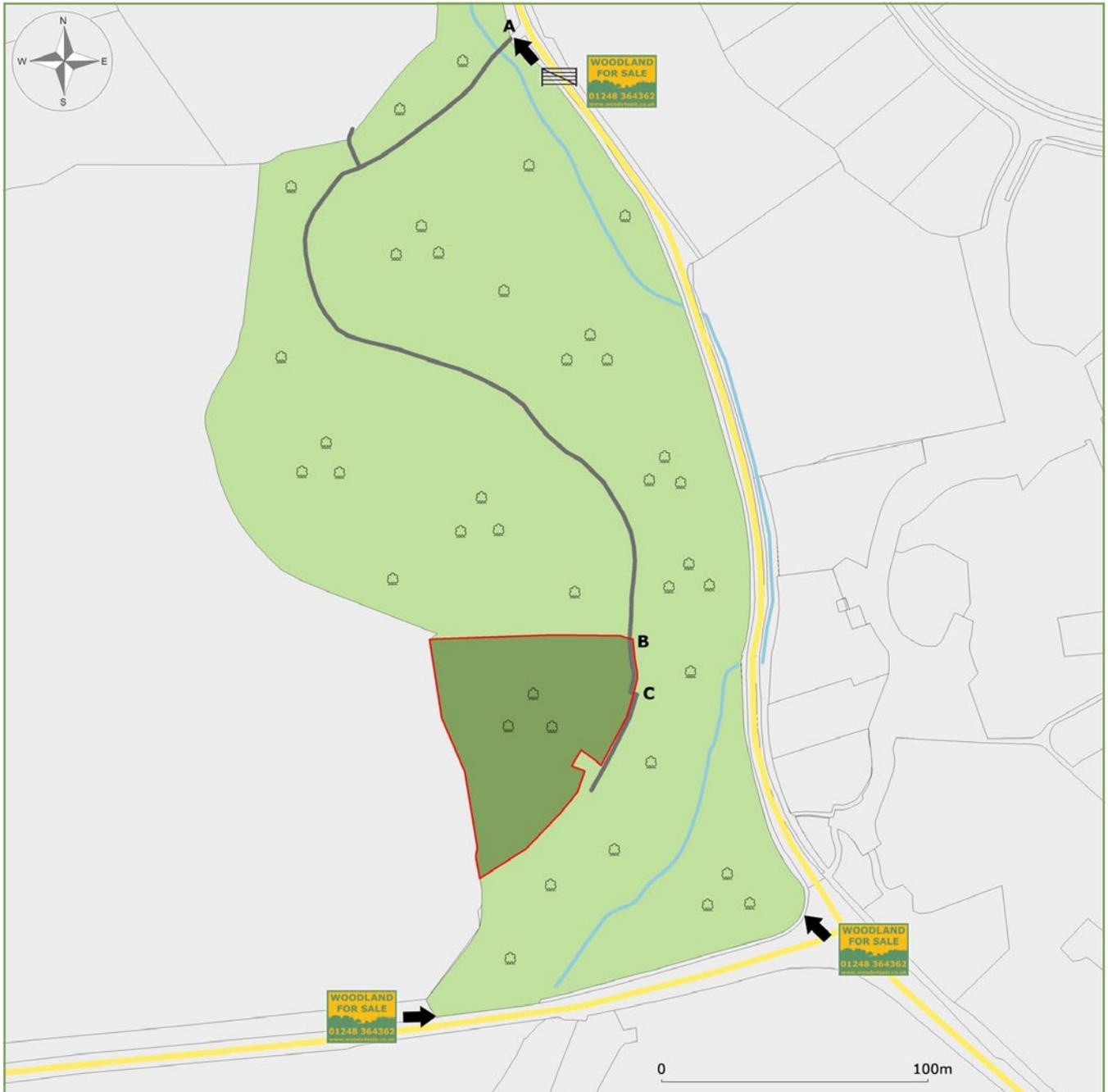
For any enquiries about this paddock, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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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		