

# 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.



## Bullhead Wood

a secluded larch and mixed species woodland in the heart of East Herefordshire countryside, equidistant from Leominster and Worcester, 2.89 acres for £34,000 (freehold)

Mature larch plantation with broadleaves on a gentle northern slope with wildflowers, not far from the historic market town of Bromyard in Herefordshire.

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## Bullhead Wood, Leominster, Herefordshire



### Description

Bullhead Wood is a tranquil and mature larch woodland with a mix of mature ash, beech, oak and sycamore. The larch, along with the other broadleaves, were planted back in the 1990s on a site believed to be Ancient Woodland. The conifer trees served to add a 'commercial' element to the woodland, but also provide an interesting visual element to the landscape. Growing underneath these mature trees is a mix of multi-stemmed hazel that are growing profusely from their stools, some ash and sycamore saplings, and the odd holly and a hawthorn tree.

Located on a gentle slope that looks out north across sheep filled grassy fields, the ground slopes down to a flat area to the northwest which would be an ideal location to camp with the family away from the main track. The woodland is a perfect example of gentle tranquillity and can be found at the end of the recently upgraded stone track allowing year-round access in a two-wheel drive vehicle.

Underneath the mature trees and saplings you will find a plethora of vegetation. At the time of our visit in early spring there was a light smattering of white flowered wood anemone which, when joined by the awakening bluebells, will create a colourful tableau. Maintaining a lush green hue to the woodland floor is a mix of lords-and-ladies, wood sorrel and a variety of mosses. Elsewhere, you will also find the scarlet elf cup fungi (and likely other fungi a keener eye than mine would spot!), some bramble and the occasional fern.

Among the visitors to the woodland that were seen or tracks noticed are roe and muntjac deer, badgers, rabbits and hares, and occasional roving foxes. Among the tree tops are a myriad of songbirds, the occasional scampering grey squirrel and a hunting buzzard.



All in all, this is an incredibly quiet and serene woodland that the next lucky owner could delight in for years to come.

### If It Were Mine

I would begin by clearing up some of the tree shelters on the ash trees that are no longer needed. Some of the ash have failed, so I would replant with an alternative species, perhaps re-using some of the tree guards to protect them in the early years.

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

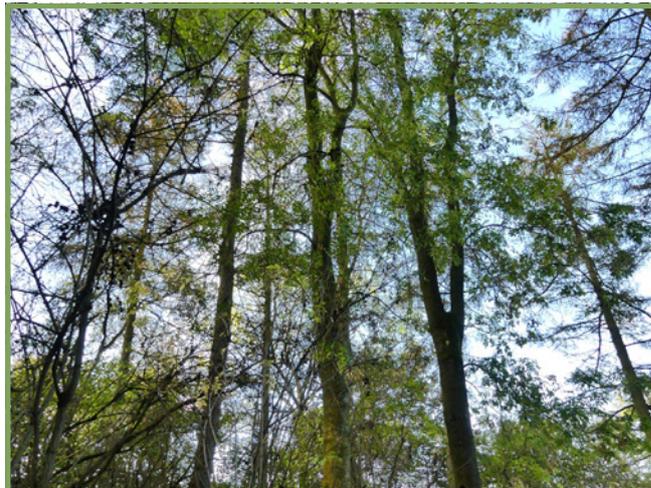
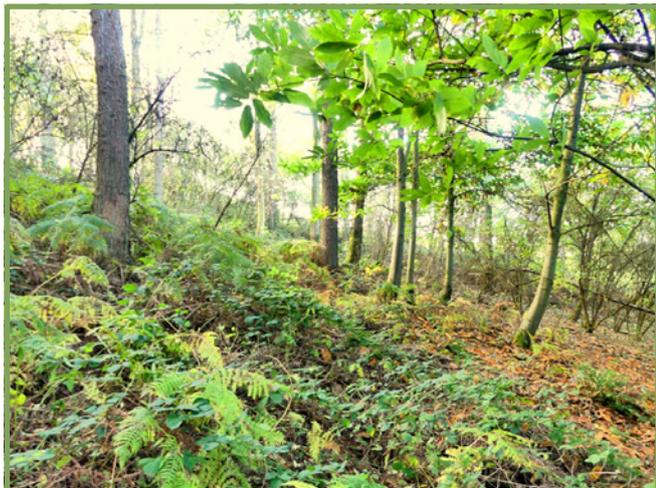
OS Landranger Series Sheet No: 149  
Ordnance Survey Grid References:  
- Roadside gate: SO 668 570  
- Centre of wood: SO 662 570  
Nearest postcode: HR7 4PL

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

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

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- Once you have driven through the hamlet of 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, (sorry we do not provide keys for viewings).
- Walk along the track for approximately 500 metres, at this point the track will start going uphill.
- Continue to the top of the hill and follow the track around to the right until you see green painted posts, this is the boundary of the woodland (point **B**).

### Boundaries

- The southern, northern and western boundaries are the woodland edge with farmland beyond.
- The eastern boundary is marked by green paint on trees and posts.

### Sporting Rights

The shooting rights have been reserved to a third party but we believe they 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 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.

### 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

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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.

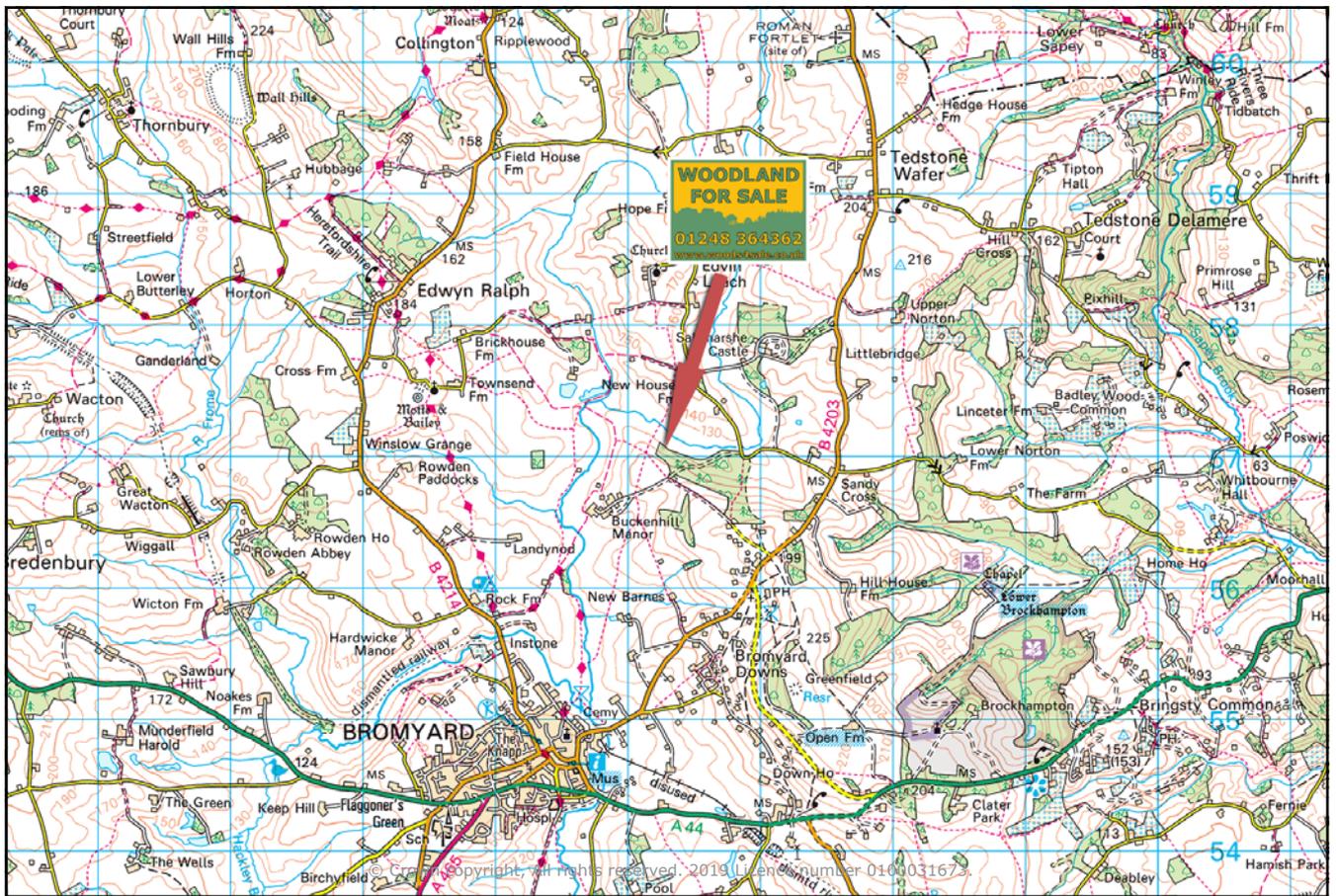
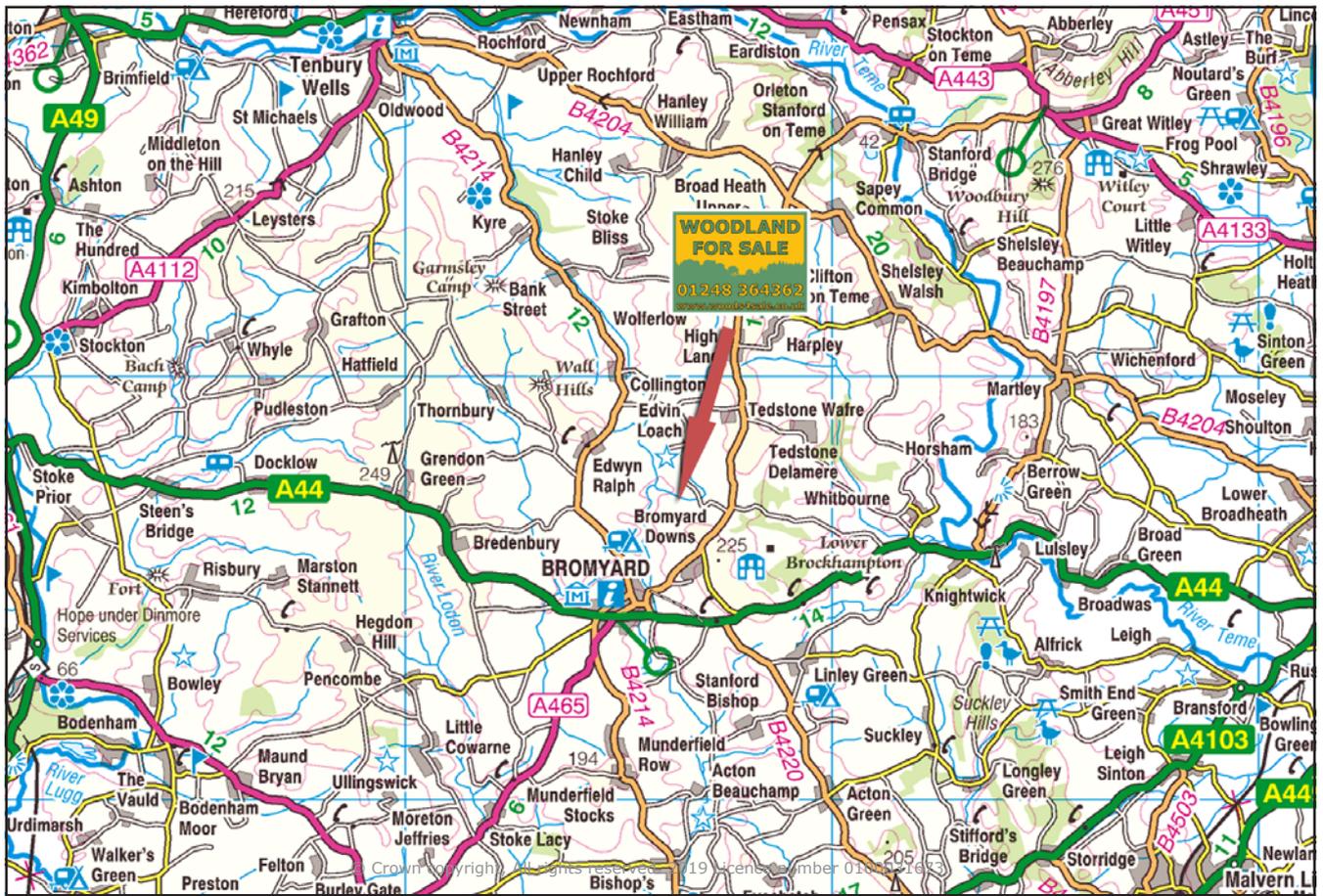
### Woods4Sale Interest

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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