

WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Campden Wood

mature larch and ash on an Ancient Woodland site not far from Bromyard in Herefordshire, 3.14 acres for £35,000 (freehold)

A stunning mature conifer and broadleaf woodland with excellent access in the midst of the Herefordshire countryside, just north of the A44 from Leominster to Worcester.

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Campden Wood, Leominster, Herefordshire



Description

Campden Wood is a few minutes north of the market town of Bromyard which is on the A44 that links Leominster and Worcester. The woodland is easily accessed year-round in a two-wheeled drive vehicle along a stoned track that leads to the edge of Campden. Internally a path runs along the southern boundary that once strimmed, would allow easy access to the top half of the woodland.

Primarily made up of mature ash and larch trees, Campden also has a good number of large and mature Douglas fir. These trees have grown very tall and large and create an impressive atmosphere as you walk between them. Underneath, numerous self-seeded sycamore and hazel are growing abundantly, many were cut and cleared a few years ago, they have now regrown from their stools and are standing around 12 foot high. On the southern boundary there are a few veteran beech and oak trees, likely a hundred years old or more. These trees are stunning examples and will provide habitats for numerous animals, bird, plant and bug life.

The ground underfoot is rarely wet for long, with nice free draining and fertile soils that support a wide range of ground vegetation. Noteworthy examples must include bluebells that cover the ground in a sea of blue and green in springtime. There are also the snowdrops, wood anemones, hart's tongue, lords-and-ladies, bramble, bracken and a variety of ferns and mosses that can be found as you walk through the wood at different times of the year.

Campden Wood is also home to a number of members of the animal kingdom, including an active population of muntjac deer also known as the barking deer which can be heard early in the morning or late at night, and seen by a patient (and quiet!) observer. Tracks of roe deer have occasionally been spotted. Badgers, grey squirrels and a variety of songbirds, and even a

pair of buzzards riding the thermal currents overhead have been seen.

In summary, Campden Wood is a stunning woodland with some fantastic quality trees (from both a timber and ecological perspective) and some lovely flat areas that would support a wide range of activities.

If It Were Mine

I would keep the path on the southern boundary open and perhaps clear an area to make a nice little space to pitch a tent away from the stoned track.

The sycamore and hazel growing up in the undergrowth are nearly ready to be felled for firewood and left to grow again, introducing a coppice cycle to the woodland.

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 664 568
Nearest postcode: HR7 4PL

This postcode will take you to the local area but may

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not take you to the woodland. You will need to use the location plan and directions as well.

What3Words

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Directions & Access

- Heading northeast out of Bromyard along the B4203, direction Stourport, drive up the hill for approximately 2 miles.
- Once you have driven through the hamlet of Norton the road will level and then descend.
- Shortly thereafter you will drive alongside a high sandstone wall and where the wall ends, there is a sharp turning on your left, direction Edvin 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 to ascend
- Continue up the hill for approximately 75 metres until you see a turning on your left, there will be a post marked with both white and pink paint on the left-hand side on the high side of the track (point **B**). This is the northern most point of the wood.
- Continue up the hill for a further 300 metres until the track bends sharply to the right, and you see the edge of the woodland in front with a post and rail fence.
- On the left-hand side is a small stoned area (point **C**). This is the entrance to Campden Wood.

Boundaries

- The west and north boundaries are the southern edge of the track as indicated with white and green

paint on wooden posts that may be offset by a short distance.

- The eastern boundary is indicated with pink paint on trees and wooden posts.
- The south boundary is the edge of the woodland as indicated by an agricultural fence set on a low old earth bank.

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 granted at all times and for all purposes over the route **ABC** on the plan below.
- 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

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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 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.

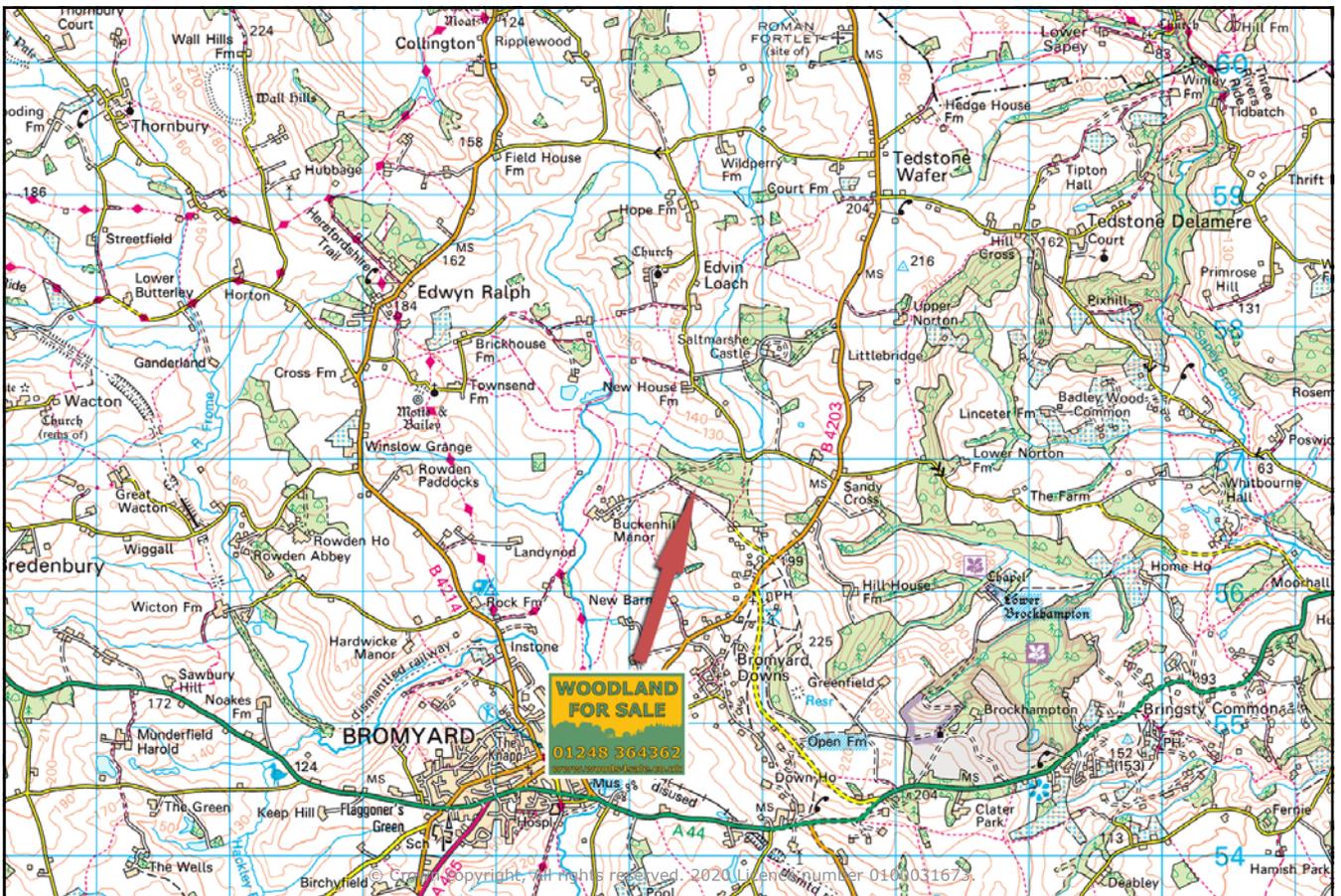
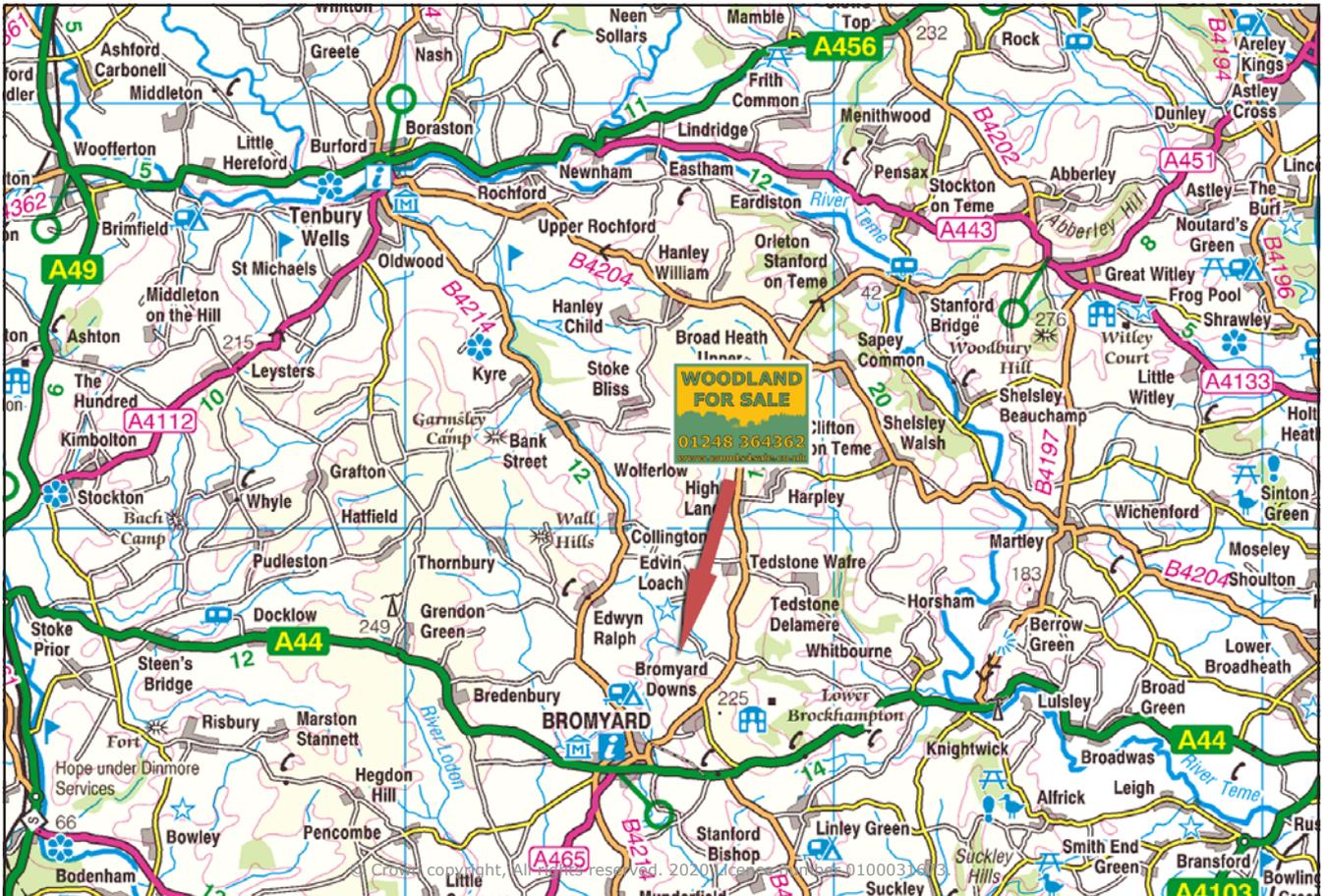
Woods4Sale Interest

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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