

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.



Chesterton Wood

12.49 acres of quality mixed hardwoods, with a large steel shed and 3 ponds, near Nantwich in Cheshire for £150,000 (freehold)

Established mixed broadleaf woodland in Cheshire with a large steel shed and three large ponds.

Chesterton Wood, Nantwich, Cheshire



Description

Chesterton Wood is a private mixed broadleaf woodland, situated a few miles west of Nantwich, with the city of Chester 6 miles away to the north west. The woodland is flat, bounded by farmland on nearly all sides, and is characteristic of the surrounding Cheshire countryside.

The woodland is primarily English oak with many stems of good form that will grow on to produce some fine timber. The trees are mid-rotation (about 40 years old) and would benefit from a thinning operation. Other tree species to be found here are ash, sycamore, birch, hazel and alder, with a smattering of spruce and pine trees throughout, providing some green during the winter months. Chesterton Wood has been well managed in recent years following traditional continuous cover forestry techniques (a Forestry Commission thinning licence is valid until 2021), and a small amount of firewood has been removed, creating a delightfully varied structure in the woodland. Consequently, the ground has an abundance of sycamore, ash and hazel saplings, all naturally self-seeded from the surrounding mature trees. For the keen forester, this would be an excellent opportunity to continue the good management of the wood and produce a significant volume of firewood.

To the north of the wood there are 3 ponds, which can be easily accessed along the internal track. These ponds are rain fed but are deep enough to remain wet throughout the year. Along the banks of the ponds, you will find a variety of wetland flora, such as reeds and mare's tail. They are the regular habitat of many duck, both mallard and teal, which could provide some excellent shooting if a new owner was inclined.

Nesting in amongst this varied habitat you will find a mixture of small songbirds flitting through the trees, woodcock have frequently been noted hiding



in the undergrowth and the occasional buzzard flying amongst the tree tops. A pair of hares were startled at the last site visit, who were likely hiding in the woodland during the winter months.

Approximately 100 metres from the gate, a large steel agricultural style shed has been built (with planning permission). With large double doors and a good concrete base, it is an excellent place to securely store the tools you might need to manage the woodland. There is a good hard track running from the gate up to the shed. A grassy track continues around the perimeter of the woodland, with a spur off to the ponds. A footpath crosses the woodland from east to west.

Please note that the firewood stacked near the shed does not form part of the sale and will be removed before completion.

If It Were Mine

Chesterton Wood is an excellent prospect for a forester to manage a broadleaf woodland, small enough to do most of the work yourself but large enough that you can harvest a fair amount of timber. If it were mine, I would set up my Alaskan mill in the shed and mill some of the sycamore and oak to create some nice pieces of furniture and keep felling the ash for firewood. On the weekends, I would bring the family down to the ponds and have a BBQ and camp out under the stars.

To View This Woodland

Please contact our office to make an appointment for one of our foresters to meet you at the woodland.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Chesterton Wood, Nantwich, Cheshire



Locators

OS Landranger Series Sheet No: 117

Ordnance Survey Grid References:

- Roadside gate: SJ 567 535
- Centre of wood: SJ 567 538

Nearest postcode: CW6 9RZ

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 Tarporley, head south on the A49 for around 4.5 miles then turn left on the A534.
- Continue along this road for just under a mile, you will pass two farms on the right hand side, one large (Ridley Bank) and then one small, followed by a farm cottage on the left just after a large woodland.
- The access gate to Chesterton Wood is found on the left-hand side just after a bend in the road (point **X** on the plan below).
- The gate is slightly set back from the road with enough space for a car to pull into and is bordered on either side by a high hawthorn hedge.
- Drive through the gate, shutting it behind you and up the track until you come to a second gate with a Wood4Sale sign on (point **A** on the plan below). Drive through the gate and park just inside.

Boundaries

All boundaries are stock fencing with grassland adjacent.

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 public right of way that crosses the woodland (**BC**).
- There is a right of way from points **X** to **A** at all times for all purposes.

Fencing Liabilities

There are no known fencing liabilities.

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.

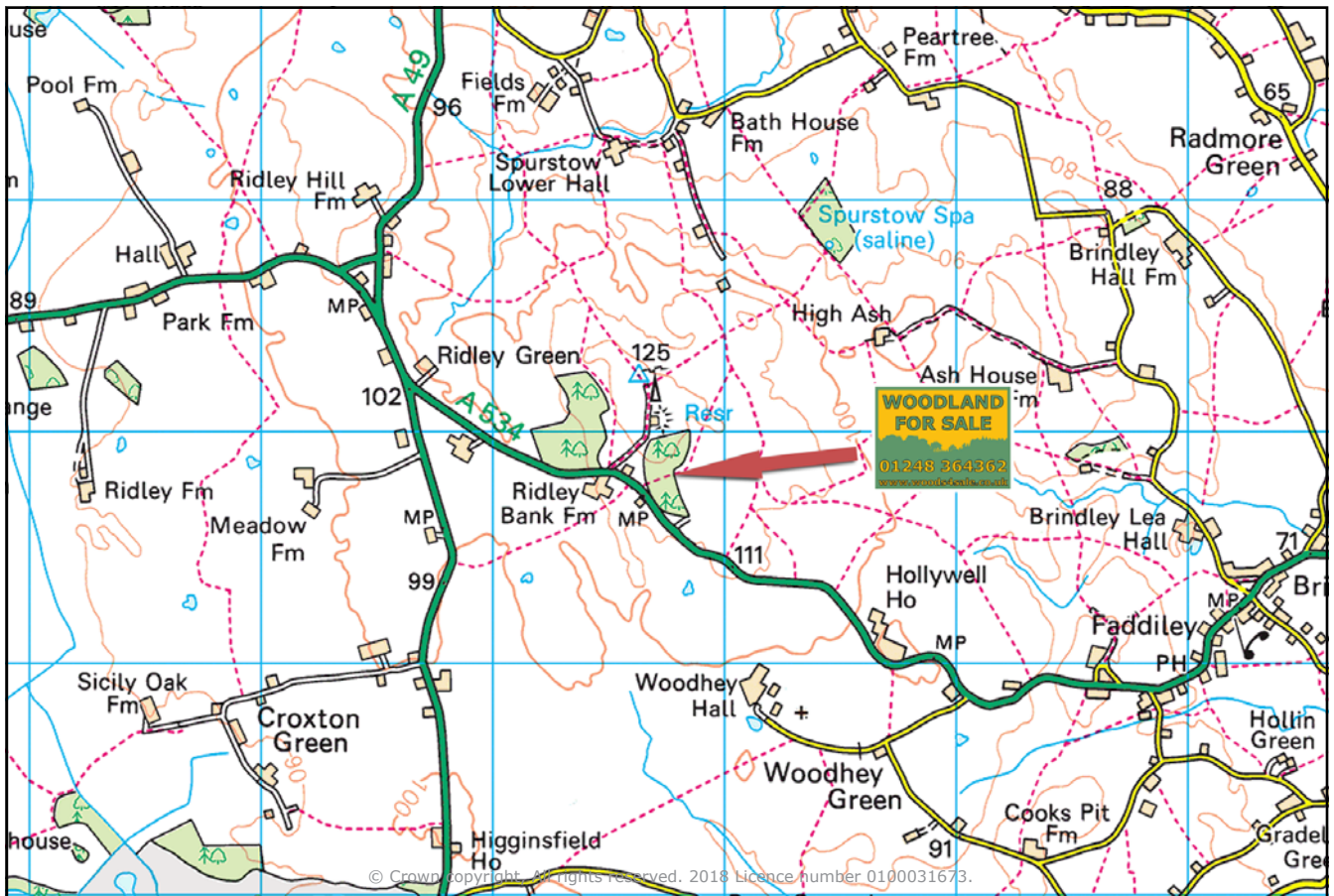
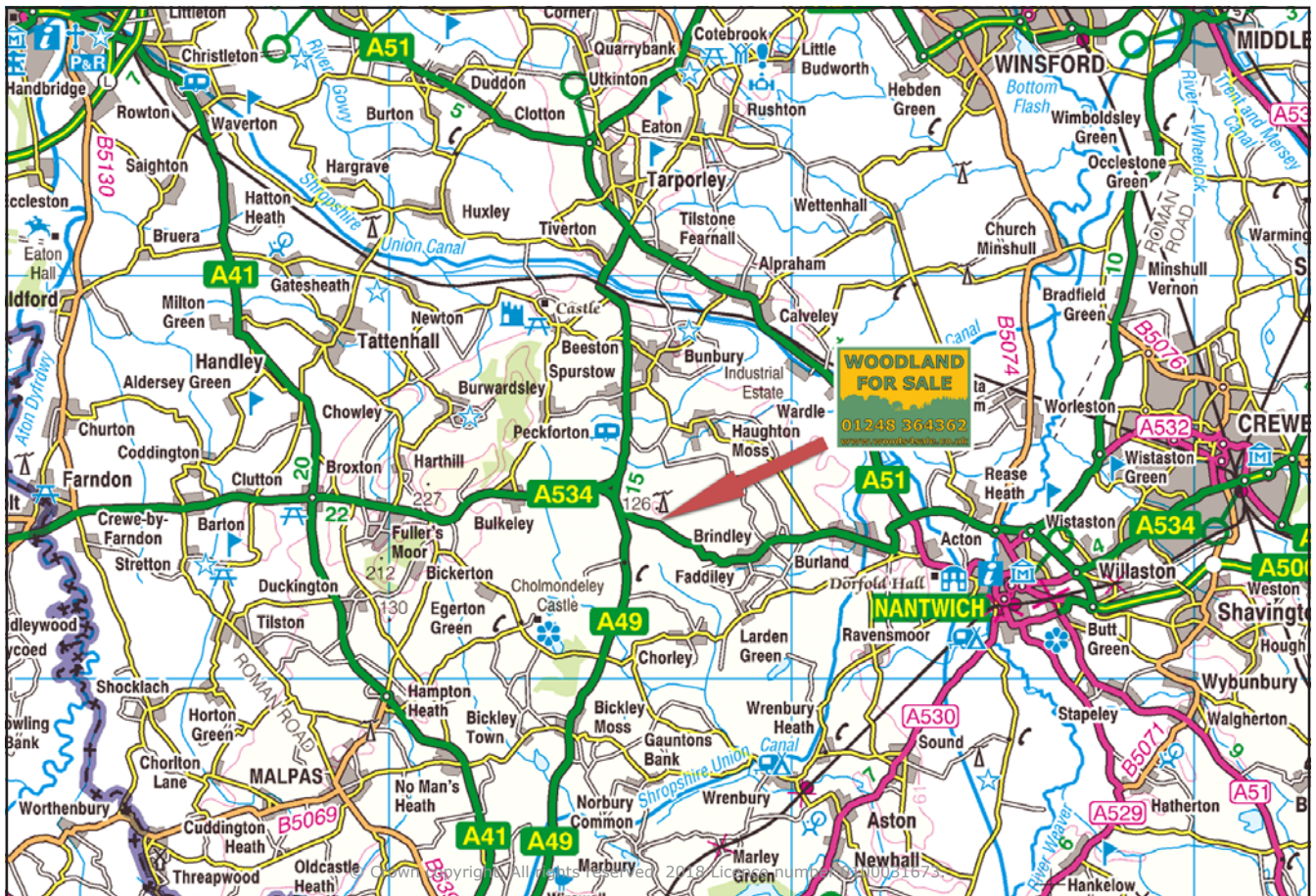
Chesterton Wood, Nantwich, Cheshire



Contact

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

Chesterton Wood, Nantwich, Cheshire



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